



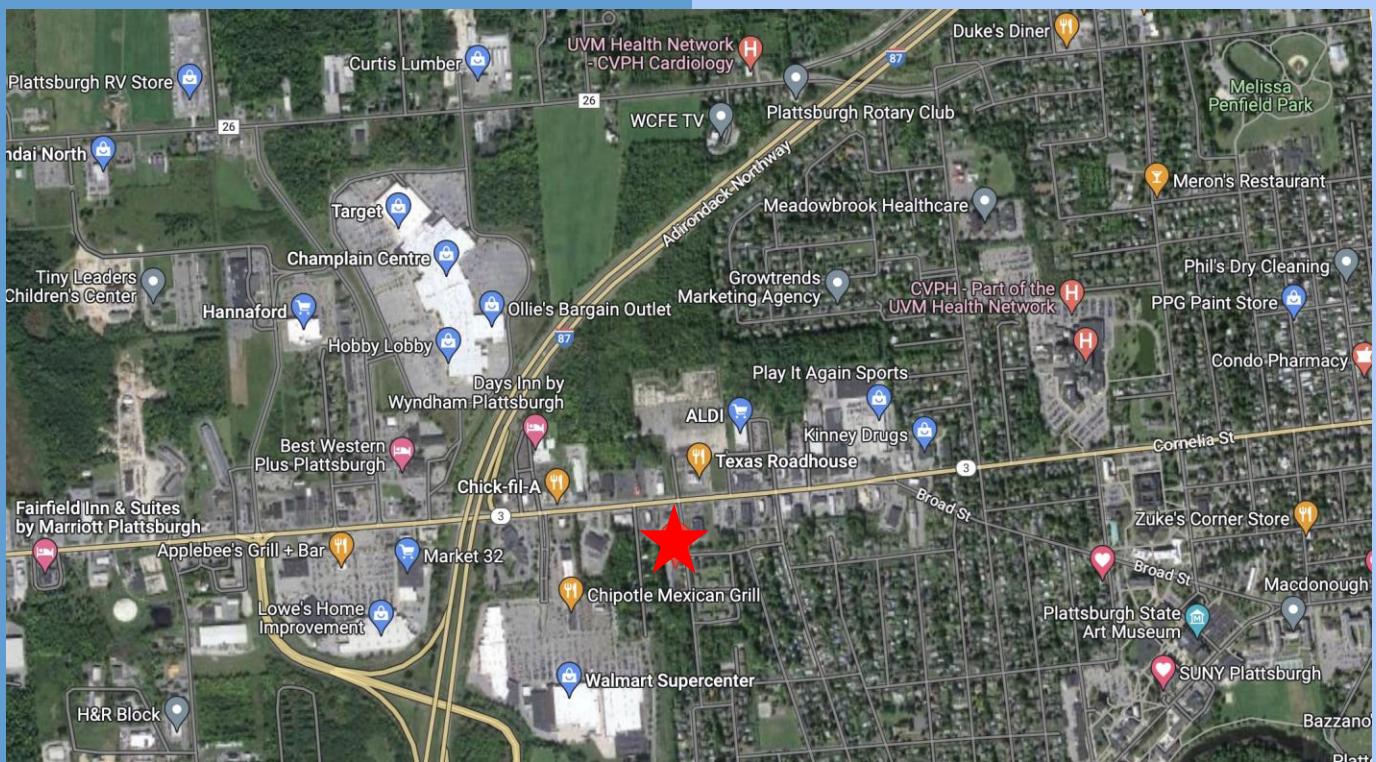
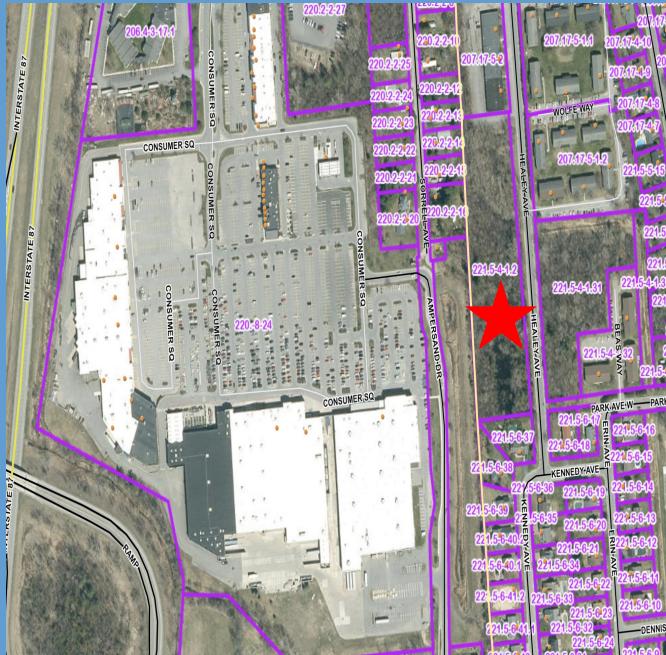
FOR SALE: CITY OF PLATTSBURGH BUILDING LOT

**PRICE REDUCED
ASKING: \$400,000**

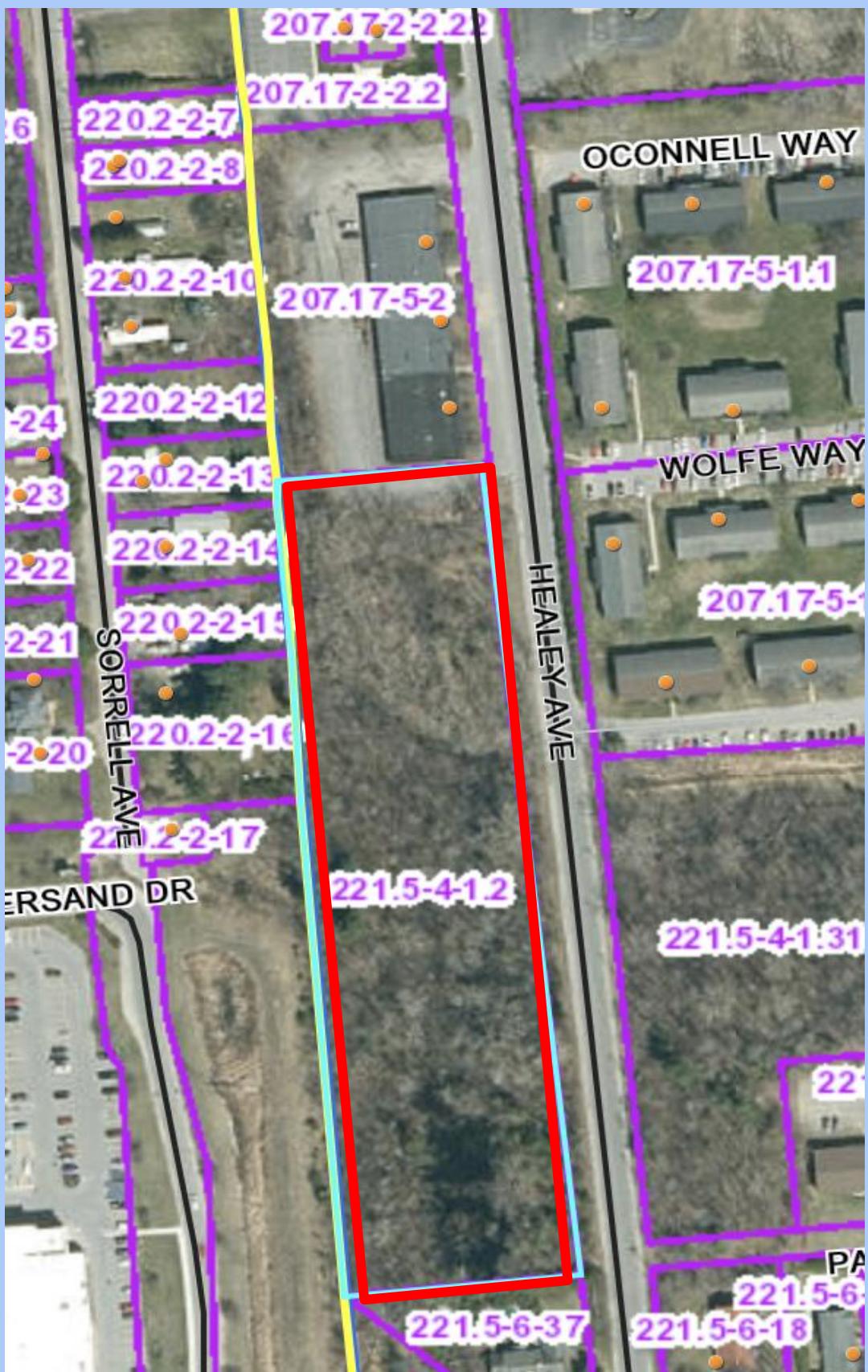
PRESENTED BY:
CDC REAL ESTATE INC.
30 BRIDGE ROAD SUITE 111 ROUSES POINT, NY 12979
800-545-8125 WWW.CDCREALESTATE.COM
LICENSED NYS BROKER

FOR SALE: LARGE COMMERCIAL BUILDING

- 4.16 +/- AC
- Located in the City of Plattsburgh
- Less than 200' from busy Route 3 corridor with national retailers such as Walmart, Target, Sam's Club, and Market 32. Along with several chain restaurants (Starbucks, Texas Roadhouse, Chic Fil A, etc.)
- Zoned R2
- Ideal for housing development!



ADJACENT LAND AVAILABLE



COUNTY REPORT



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Property Description Report For: Healey Ave, Municipality of City of Plattsburgh

No Photo Available

Status: Active
Roll Section: Taxable
Swis: 091300
Tax Map ID #: 221.5-4-1.2
Property Class: 311 - Res vac land
Site: RES 1
In Ag. District: No
Site Property Class: 311 - Res vac land
Zoning Code: 03 - R2 general res
Neighborhood Code: 13201 - New West End
School District: Plattsburgh
Total Assessment: 2022 - \$316,200

Total Acreage/Size: 4.16
Land Assessment: 2022 - \$316,200
Full Market Value: 2022 - \$316,200
Equalization Rate: 2022 - 100.00%
Deed Book: 20193
Grid East: 756526

Property Desc: Vacant Land
Deed Page: 91
Grid North: 2136949

What do you want in the report?

Area Structure
 Owners Sales
 Utilities Improvements
 Land Types Special Districts
 Exemptions

[Print Report](#)

Area

Living Area: 0 sq. ft. **First Story Area:** 0 sq. ft.
Second Story Area: 0 sq. ft. **Half Story Area:** 0 sq. ft.
Additional Story Area: 0 sq. ft. **3/4 Story Area:** 0 sq. ft.
Finished Basement: 0 sq. ft. **Number of Stories:** 0
Finished Rec Room 0 sq. ft. **Finished Area Over Garage:** 0 sq. ft.

Structure

Building Style: 0 **Bathrooms (Full - Half):** 0 - 0
Bedrooms: 0 **Kitchens:** 0
Fireplaces: 0 **Basement Type:** 0
Porch Type: 0 **Porch Area:** 0.00
Basement Garage Cap: 0 **Attached Garage Cap:** 0.00 sq. ft.
Overall Condition: 0 **Overall Grade:**
Year Built: **Eff Year Built:**

Owners

Terrace West LLC
50 Cumberland Ave
Plattsburgh NY 12901

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
3/27/2019	\$1	311 - Res vac land	Land & Building	Wolfe, Louis E	No	No	Yes	20193/91

Utilities

Sewer Type:	Comm/public	Water Supply:	Comm/public
Utilities:	Electric	Heat Type:	0
Fuel Type:	0	Central Air:	No

Improvements

Structure	Size	Grade	Condition	Year
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Special Districts for 2022

No information available for the 2022 roll year.

Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
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Taxes

Year	Description	Amount
2023	County	\$4,980.04
2022	County	\$2,667.14
2022	School	\$7,002.82

* Taxes reflect exemptions, but may not include recent changes in assessment.

ZONING

ZONING

360 Attachment 1

City of Plattsburgh

Schedule I Schedule of Permitted Uses – Part A [Amended 5-25-2006 by L.L. No. 3-2006; 4-30-2009 by L.L. No. 3-2009]

Zoning District	Permitted Principal Uses	Accessory Uses	Uses Requiring Special Permit
R-1 Low-Density Residential	Single-family residences Churches or other houses of worship Elementary and high schools Public parks and recreation facilities	Home occupations as permitted according to this chapter Other uses customarily accessory to permitted principal uses as defined in this chapter	Cemeteries Essential public utility facilities Private clubs Nursing and rest homes Community garden
RH	Single-family residence Home occupation	Public park or recreation facility Other uses customarily accessory to permit principal uses	Nursing or rest home Conversion of an existing structure creating one accessory apartment ¹ Professional office Photographic studio or art gallery Bed-and-breakfast establishment Medical or dental clinic Church or other house of worship Elementary or high school College or university Fire station Child day-care facility
R-2 General Residential	Single-family residences Two-family residences Three-family residence Multifamily residences Townhouse residences Churches or other houses or worship Hospitals and medical and dental clinics Elementary and high schools Essential public utility facilities Public parks and recreation facilities	Home occupations as permitted according to this chapter Other uses customarily accessory to permitted principal uses as defined in this chapter Agricultural uses	Universities or colleges Neighborhood and convenience-type commercial facilities Cemeteries Hospitals and medical and dental clinics Essential public utility facilities Private clubs Nursing and rest homes Funeral homes Planned unit developments Nursery schools and day-care facilities Professional offices Community garden

PRESENTED BY:



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