



**FOR SALE:
I-87 COMMERCIAL LOT**

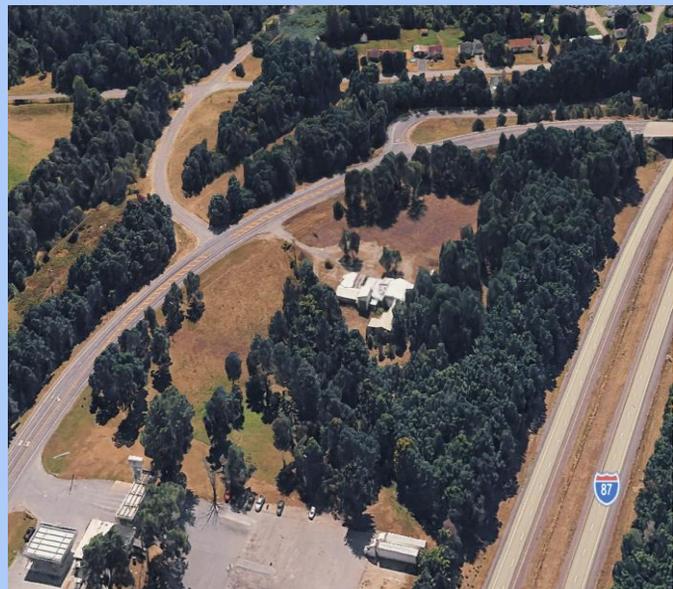
4289 ROUTE 22 PLATTSBURGH, NY 12901

ASKING: \$550,000

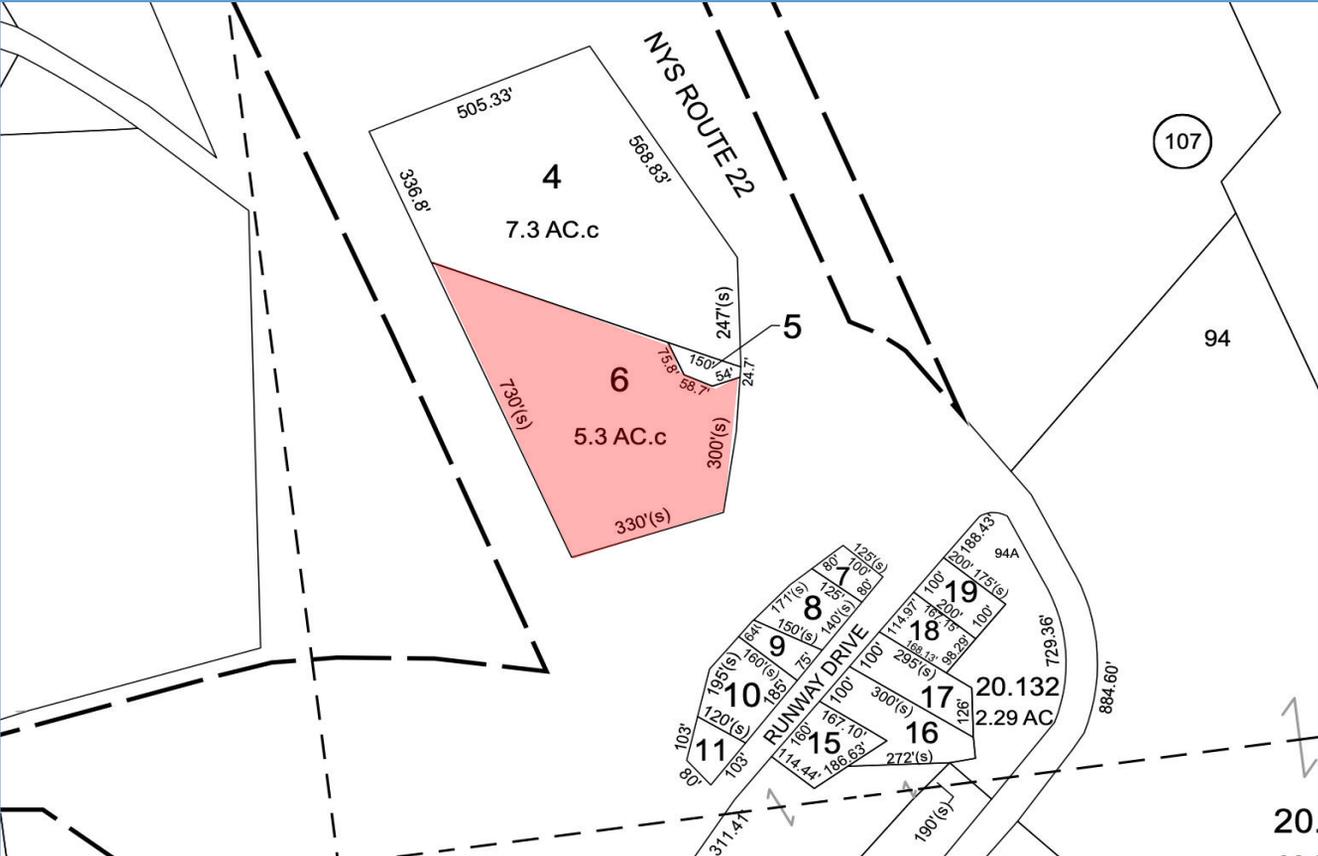
PRESENTED BY:
CDC REAL ESTATE INC.
30 BRIDGE ROAD SUITE 111 ROUSES POINT, NY 12979
800-545-8125 WWW.CDCREALESTATE.COM
LICENSED NYS BROKER

PROPERTY DETAILS

- Prime commercial land opportunity on heavily traveled I-87 and Route 22 in Plattsburgh, NY.
- 5.3 +/- total acres of commercially-zoned property with room for expansion or redevelopment.
- Includes 5,057 +/- SF of building with potential for multiple commercial uses.
- Zoned SC (Service Commercial). Ideal for a variety of business types.
- Strategic location directly between I-87 north and outlet ramps for high traffic exposure.
- Within one minute of Plattsburgh International Airport .
- Close proximity to other large area employers, manufacturers, and businesses.



AERIAL MAPS



COUNTY REPORT



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Property Description Report For: 4289 Rt 22, Municipality of Town of Plattsburgh



Total Acreage/Size: 5.30
Land Assessment: 2025 - \$131,400
Full Market Value: 2025 - \$211,500
Equalization Rate: 2025 - 100.00%
Deed Book: 588
Grid East: 756783

Status: Active
Roll Section: Taxable
Swis: 094200
Tax Map ID #: 233-1-6
Property Class: 433 - Auto body
Site: COM 1
In Ag. District: No
Site Property Class: 433 - Auto body
Zoning Code: SC
Neighborhood Code: 42503
School District: Peru
Total Assessment: 2025 - \$200,000
Property Desc: Lot 20 Pat Pop Ir Sett
Deed Page: 783
Grid North: 2123851

Owners

Paul A Pellerin
 110 Irish Settlement Rd
 Plattsburgh NY 12901

Sales

No Sales Information Available

Utilities

Sewer Type: Private
Utilities: Electric
Water Supply: Comm/public

Inventory

Overall Eff Year Built: 0
Overall Grade: Economy
Overall Condition: Fair
Overall Desirability: 3

Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Year Built	Eff Year Built	Condition	Quality	Gross Floor Area (sqft)	Num Stories	Num Indent Bldgs
0	0	0	0	1960	1960	Normal	Economy	3506	1	1
0	0	0	0	1960	1960	Normal	Economy	504	1	1

Improvements

Structure	Size	Grade	Condition	Year
Canpy-com wd	560.00 sq ft	Economy	Normal	1984
Canpy-com wd	128.00 sq ft	Economy	Normal	1983
Canpy-w/slab	54.00 sq ft	Economy	Normal	1983
Ovrhdoor-res	81.00 sq ft	Economy	Normal	1950
Ovrhdoor-com	0 x 0	Average	Normal	1985
Gar-1.0 att	0 x 0	Economy	Normal	1977
Gar-1.0 att	0 x 0	Economy	Normal	1952
Gar-1.0 att	0 x 0	Economy	Normal	1982
Gar-1.0 att	0 x 0	Economy	Normal	1985
Barn-pole	0 x 0	Average	Normal	1950
Barn-pole	0 x 0	Economy	Normal	1965
Shed-finishd	0 x 0	Average	Fair	1950
Shed-finishd	0 x 0	Economy	Fair	1950
Ovrhdoor-com	0 x 0	Average	Normal	1986
Ovrhdoor-res	0 x 0	Economy	Normal	1950
Ovrhdoor-com	0 x 0	Average	Normal	1994

Special Districts for 2025

Description	Units	Percent	Move Tax	Taxable
AB008-Platt Consol Amb Dis	0	0%	0	200000
FD023-So Platt Fire Dist	0	0%	0	200000
LT037-Platt Consol Lt Gen	0	0%	0	200000
LT038-Platt Consol Lt Spec	0	0%	0	200000
LT039-Platt Consol Lt Cap	0	0%	0	200000
WD014-PCWD Gen Capital	0	0%	0	200000
WD046-PCWD General	0	0%	0	200000
WD054-PWConDistrictGenCap	0	0%	0	200000

Exemptions

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

Year	Description	Amount
2026	County	\$1,511.02
2025	County	\$1,501.66
2025	School	\$3,112.47

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

What do you want in the report?

- Owners
- Utilities
- Buildings
- Improvements
- Special Districts
- Sales
- Inventory
- Site Uses
- Land Types
- Exemptions

[Print Report](#)



ZONING

USE NAME	TOWN DISTRICTS														TOWN CENTER DISTRICTS (Refer to Town Center Zoning)						
	R-1	R-2	R-3	R-4	R-5 (MH)	MDR	NC	I	LC/ OS	A1	A2	C	SC	IP	T6	T5	T4	T3C	T3R	SD	
Assisted Living Facility																					
Condominium																					
Dwelling Above Commercial Use ¹																					
Dwelling, Multi-Family																					
Dwelling, Single Family																					
Dwelling, Two Family																					
Home Occupation (See Article V)																					
Townhouse																					
Accessory Use																					
Adult Day Care Center																					
Adult Use																					
Agricultural Structure																					
Agricultural Use																					
Airport																					
Airport Allied Uses																					
Animal Hospital																					
Automobile Body Work																					
Automobile Fuel Station																					
Automobile Rental Facility																					
Automobile Repair and Service																					
Automobile Sales																					
Automobile Detailing/Carwash																					
Bed & Breakfast																					
Brewery / Winery / Distillery																					
Bulk Storage																					
Business/Professional Office																					
Bus Terminal																					
Cemetary																					
Child Day Care Center																					
Child Day Care Center, In-Home																					
Clinic																					
Community Center																					
Concrete/Asphalt Manufacturing and Mixing Plant																					
Conference Center																					
Contractors Storage Yard																					
Crematory																					
Drive-Through Restaurant																					
Drive-Through Use																					
Educational Institution																					
Equipment Sales																					
Farm Animal Transfer Station																					

1 = Permitted 2 = Subject to Site Plan Review 3 = Subject to Special Permit Review 4 = Permitted only on second story or above 5 = Permitted in association with public/private educational facilities 6 = Less than 10,000 sq ft

UPDATED 2023

USE NAME	TOWN DISTRICTS														TOWN CENTER DISTRICTS (Refer to Town Center Zoning)						
	R-1	R-2	R-3	R-4	R-5 (MH)	MDR	NC	I	L/LC/ OS	A1	A2	C	SC	IP	T6	T5	T4	T3C	T3R	SD	
Farm Worker Housing																					
Farm Stand (See Article V)																					
Ferry																					
Financial Institution																					
Fuel Storage Facility																					
Funeral Home																					
Game Preserve																					
Golf Course																					
Greenhouse, Commercial/Primary																					
Greenhouse, Commercial/Accessory																					
Health and Fitness Center																					
Hospital																					
Hotel																					
Industrial Plant																					
Industrial / Machine Shop																					
Kennel																					
Laundromat																					
Manufactured Home																					
Manufactured Home Park																					
Manufactured Home Sales																					
Manufacturing																					
Marina																					
Mining																					
Movie Theater, Indoor																					
Movie Theater, Drive In																					
Museum																					
Neighborhood Convenience Store (No Fuel)																					
Night Club																					
Parking Garage																					
Performing Arts Center																					
Pet Grooming (See Article V)																					
Place of Worship																					
Public Building / Use																					
**Public Utility																					
Rail Facility																					
Recreation Trail																					
Recreation Facility, Commercial																					
Recreation Facility, Public																					
Research and Development Facility																					
Restaurant																					
Retail Sales																					
Riding Academy																					
School - Public, Parochial or Private																					
Self Service Storage Facility																					

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ZONING CONTINUED

USE NAME	TOWN DISTRICTS														TOWN CENTER DISTRICTS (Refer to Town Center Zoning)					
	R-1	R-2	R-3	R-4	R-5 (MH)	MDR	NC	I	L/LC/OS	A1	A2	C	SC	IP	T6	T5	T4	T3C	T3R	SD
Solar, Building-Integrated Solar Energy System (Tier 1)	●	●	●	●	●	●	●	●		●	●	●	●	●	●	●	●	●	●	●
Solar, Roof-Mounted Solar Energy System (Tier 1)	●	●	●	●	●	●	●	●		●	●	●	●	●	●	●	●	●	●	●
Solar, Ground-Mounted Solar Energy System (Tier 2)		●		●	●			●		○	●	●	●	●	○			●	●	●
Solar, Large Scale Roof Mounted Solar Energy System								○		○	○		●	○						○
Storage Yard								●					●							●
Taxi Service/ Ride-sharing Service										●	●		●	●	●	●	●			●
Technology Manufacturing										●	●		●	●						●
Warehouse/Distribution Facility								●		●	●		●	●						●
Wholesale Business										●	●		●	●						●
Wind Energy Facility, Small		●		●	●								●	●						●
Wind Energy Facility, Small Roof-Mounted								○		○	○		●	○						○

● = Permitted ● = Subject to Site Plan Review ○ = Subject to Special Permit Review 1 = Permitted only on second story or above 2 = Permitted in association with public/private educational facilities 1 = Less than 10,000 g.p.f.



PRESENTED BY:



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