



Levack Real Estate, Inc.

For Sale: \$325,000 Commercial Opportunity



1 Main Street Queensbury, NY 12804

MLS # 172497

Property Highlights

- ◆ 1,152 Sq. Ft.
- ◆ Completely Renovated
- ◆ New and Never Occupied
- ◆ Handicap Accessible Lift
- ◆ Lot includes 3 Road Frontages
- ◆ Move in Ready



All information deemed reliable but not guaranteed.

R. Mark Levack
33 Park Street Glens Falls, NY 12801
Phone: 518-793-7600
Fax: 518-793-7869
levackrealestate.com



1 Main Street Queensbury, NY 12804

MLS # 172497



Building Features

- ◆ 1,152 Sq. Ft.
- ◆ Parcel: 0.33 Acres
- ◆ Parking: Private, Gravel
- ◆ Water: Public Water
- ◆ Heat: Warm Air, Natural Gas
- ◆ Cooling: Central/Electric
- ◆ Roof: Asphalt
- ◆ Road Frontage: City Street, Town Road
- ◆ Estimated Taxes: \$4,445.48

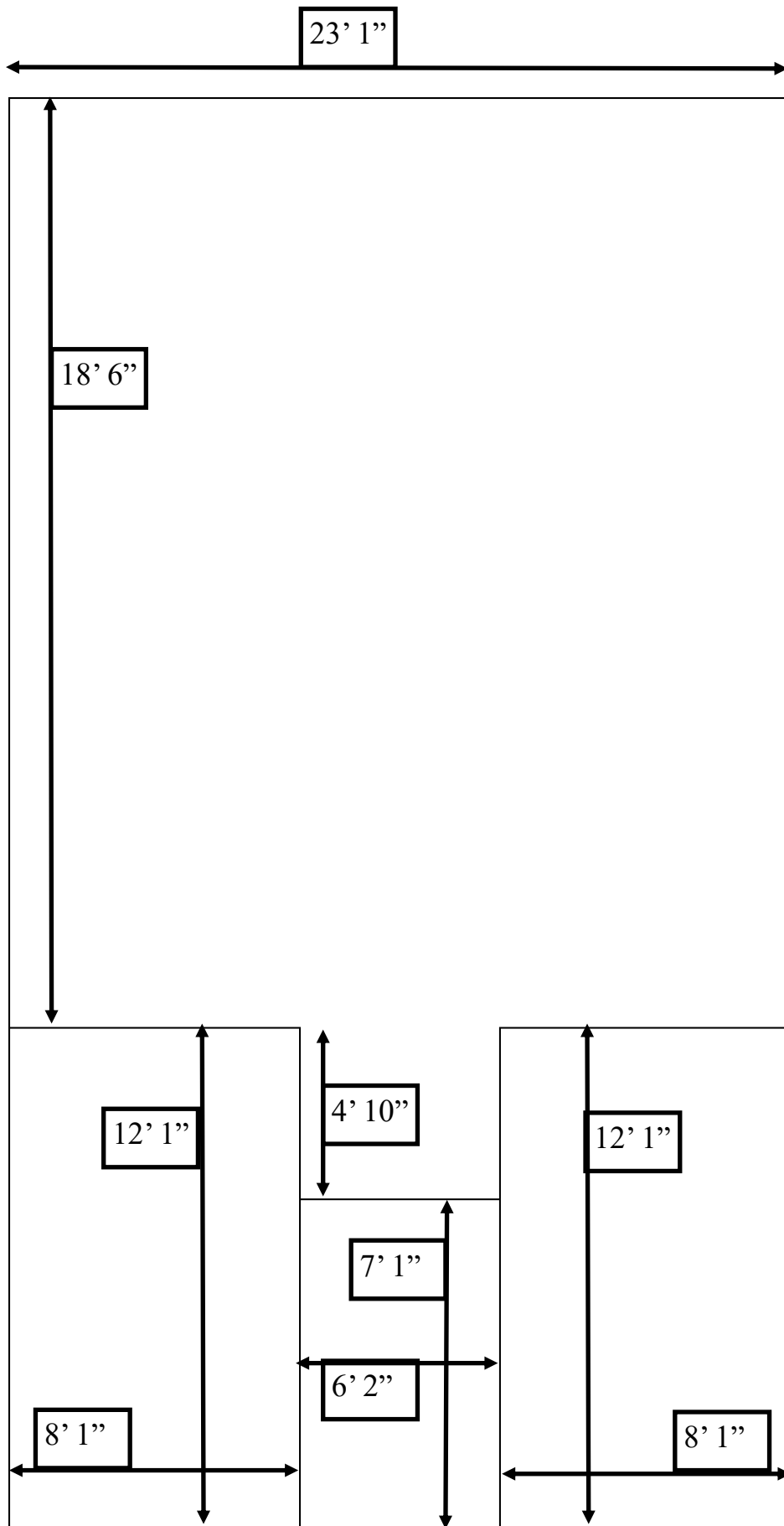
Directions:

I 87 to Exit 18, corner of Main and Western Avenue.



Levack Real Estate, Inc.

R. Mark Levack
33 Park Street Glens Falls, NY 12801
Phone: 518-793-7600
Fax: 518-793-7869
levackrealestate.com



Levack Real Estate, Inc.

R. Mark Levack
 33 Park Street Glens Falls, NY 12801
 Phone: 518-793-7600
 Fax: 518-793-7869
levackrealestate.com

Aerial View



Levack Real Estate, Inc.

R. Mark Levack
33 Park Street Glens Falls, NY 12801
Phone: 518-793-7600
Fax: 518-793-7869
levackrealestate.com



Property Description Report For: 1 Main St, Municipality of Queensbury



Total Acreage/Size: 0.33
Land Assessment: 2018 - \$49,500
Full Market Value: 2018 - \$200,000
Equalization Rate: 2018 - 100.00%

Deed Book: 5332
Grid East: 714922

Status: Active
Roll Section: Taxable
Swis: 523400
Tax Map ID #: 309.11-2-17
Property Class: 483 - Converted Res
Site: COM 1
In Ag. District: No
Site Property Class: 483 - Converted Res
Zoning Code: MS
Neighborhood Code: 00408 - Exit 18 - Main
School District: Glens Falls
Total Assessment: 2018 - \$200,000

Property Desc: Office Ward 4
 36.21'rf&260'rf Cornor Lot
Deed Page: 172
Grid North: 1629475

Owners

Jerusalem Plaza, Inc., The
 P.O. Box 32
 741 Stowersville Rd
 Lewis NY 12950

Sales

| Sale Date | Price | Property Class | Sale Type | Prior Owner | Value Usable | Arms Length | Addl. Parcels | Deed Book and Page |
|------------|-----------|--------------------|-----------------|-------------------------------|--------------|-------------|---------------|--------------------|
| 2/26/2016 | \$299,000 | 400 - Commercial | Land & Building | 1 Main Street Queensbury, LLC | Yes | Yes | No | 5332/172 |
| 12/5/2008 | \$2,250 | 210 - 1 Family Res | Land Only | 1 Main Street Queensbury LLC | No | No | No | 3679/256 |
| 2/26/2008 | \$0 | 210 - 1 Family Res | Land & Building | Cavayero, Keith F | No | No | No | 3507/254 |
| 7/26/2007 | \$150,000 | 210 - 1 Family Res | Land & Building | Hickok, Harriet | Yes | Yes | No | 3340/26 |
| 12/12/2002 | \$0 | 210 - 1 Family Res | Land & Building | Hickok, Harriet | No | No | No | 1302/119 |
| 5/10/2002 | \$0 | 210 - 1 Family Res | Land & Building | Hickok, Harriet Le | No | No | No | 1264/325 |

Utilities

Sewer Type: Private
Utilities: Gas & elec
Water Supply: Comm/public



Levack Real Estate, Inc.

R. Mark Levack
 33 Park Street Glens Falls, NY 12801
 Phone: 518-793-7600
 Fax: 518-793-7869
 levackrealestate.com

Inventory

Overall Eff Year Built: 1995
Overall Grade:

Overall Condition: Normal
Overall Desirability: 3

Buildings

| AC% | Sprinkler% | Alarm% | Elevators | Basement Type | Year Built | Condition | Quality | Gross Floor Area (sqft) | Stories |
|-----|------------|--------|-----------|---------------|------------|-----------|----------|-------------------------|---------|
| 0 | 0 | 0 | 0 | Unfinished | 1995 | Normal | Average+ | 1152 | 1 |

Improvements

| Structure | Size | Grade | Condition | Year | Replacement Cost |
|---------------|----------------|---------|-----------|------|------------------|
| Porch-covered | 104.00 sq ft | Average | Normal | 2014 | \$3,739 |
| Pavng-asphlt | 2,268.00 sq ft | Average | Normal | 2014 | \$12,020 |

Special Districts for 2018

| Description | Units | Percent | Type | Value |
|----------------------------|-------|---------|------|-------|
| EM001-Emergency medical | 0 | 0% | | 0 |
| FP007-Fire protection | 0 | 0% | | 0 |
| LB001-Crandall library dst | 0 | 0% | | 0 |
| LT007-W.queensbury light | 0 | 0% | | 0 |
| SE020-West Qby Sewer Dist | 3.48 | 0% | | 0 |
| WT013-Queensbury water | 0 | 0% | | 0 |

Exemptions

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

Taxes

| Year | Description | Amount |
|------|-------------|------------|
| 2017 | County | \$2,384.25 |
| 2016 | County | \$1,767.07 |
| 2016 | School | \$3,546.22 |

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



Levack Real Estate, Inc.

R. Mark Levack
33 Park Street Glens Falls, NY 12801
Phone: 518-793-7600
Fax: 518-793-7869
levackrealestate.com

R. Mark Levack

President



For 30 years, real estate has been our passion. Our focus has been on Glens Falls, Queensbury, Lake George, and the rest of the southern Adirondack region of New York. We pride ourselves on customer service and making sure that we find the right property for you. From commercial investment opportunities to residential homes, our professional agents will make sure you are taken care of.

Our community-minded real estate practice was founded in 1988 when Mark and Paige Levack opened the door with then partner, Pat Burke. After Pat's retirement, the focus of the practice shifted towards commercial real estate in 2000.

This is our birthplace and we care deeply for preserving the highest residential quality of life while simultaneously balancing the needs of the development community. Smart growth is not just a catch phrase, it is our mission.

So whether you're looking for properties in Warren, Washington, or Saratoga Counties that may consist of vacant land, commercial buildings, or your next dream home, Levack Real Estate will work to get you more by leveraging our years of experience as professional brokers.

We would be honored to represent you.



Levack Real Estate, Inc.

“Professional Realtors for a growing community”

