



# Levack Real Estate, Inc.

**For Lease: \$16/Sq. Ft. Downtown GF Commercial**



**126 Glen St. Glens Falls, NY 12801**

MLS # 173788

## Property Highlights

- ◆ 126 Glen located in the heart of the city of Glens Falls.
- ◆ Owners will Build to Suit.
- ◆ Total renovation on this corner property.
- ◆ Suite A: Fronting Glen Street 2,500 Sq. Ft.
- ◆ Suite B: West End 900 Sq. Ft.



*All information deemed reliable but not guaranteed.*

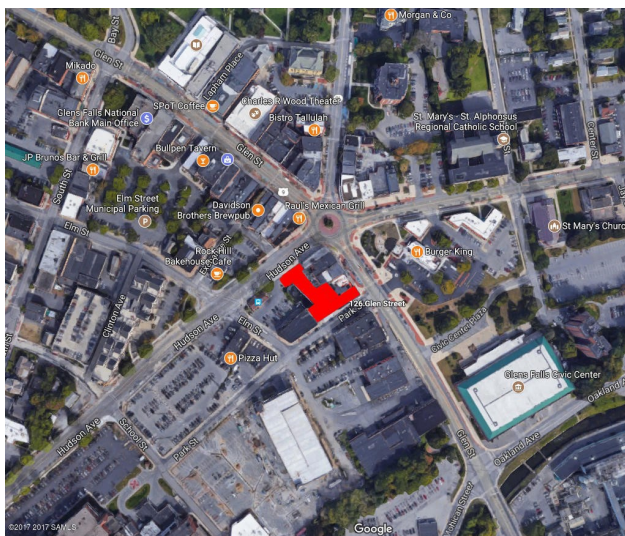
R. Mark Levack  
33 Park Street Glens Falls, NY 12801  
Phone: 518-793-7600  
Fax: 518-793-7869  
[levackrealestate.com](http://levackrealestate.com)





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### Building Features

- ◆ Suite A: @2,500 Sq. Ft.
- ◆ Suite B: @900 Sq. Ft.
- ◆ Owners will Build to Suit
- ◆ Parking: Private, Paved
- ◆ Road Frontage: City Street
- ◆ Water: Public Water
- ◆ Heat: Natural Gas, H/W Baseboard
- ◆ Cooling: Wall Mounted / Build to Suit
- ◆ Roof: Rubber
- ◆ Exterior: Brick, Insulated Glass
- ◆ Construction: Suite A - 3 Load Columns
- ◆ Suite B - Clear Span

### Directions:

I 87 North to exit 18. One block south of Centennial Circle. Located on the corner of Park and Glen Street.



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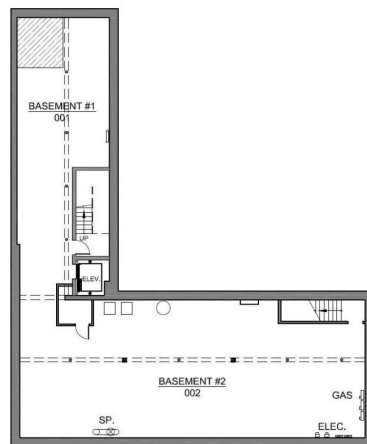
# Pictures



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# Site Map & Floor Plan



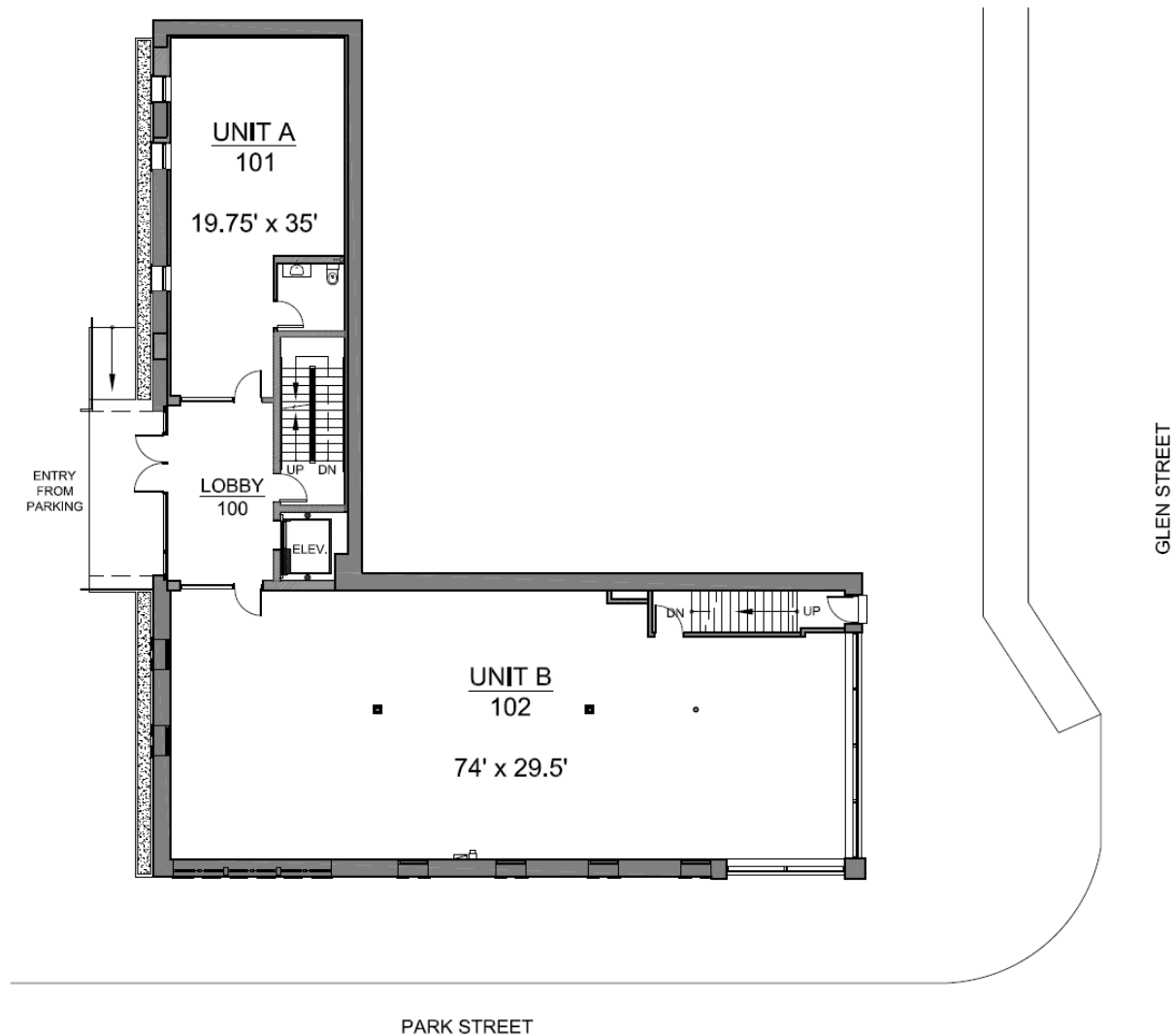
 **BASEMENT PLAN**  
1/16" = 1'-0"



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# First Floor Plan



## FIRST FLOOR PLAN

1/16" = 1'-0"

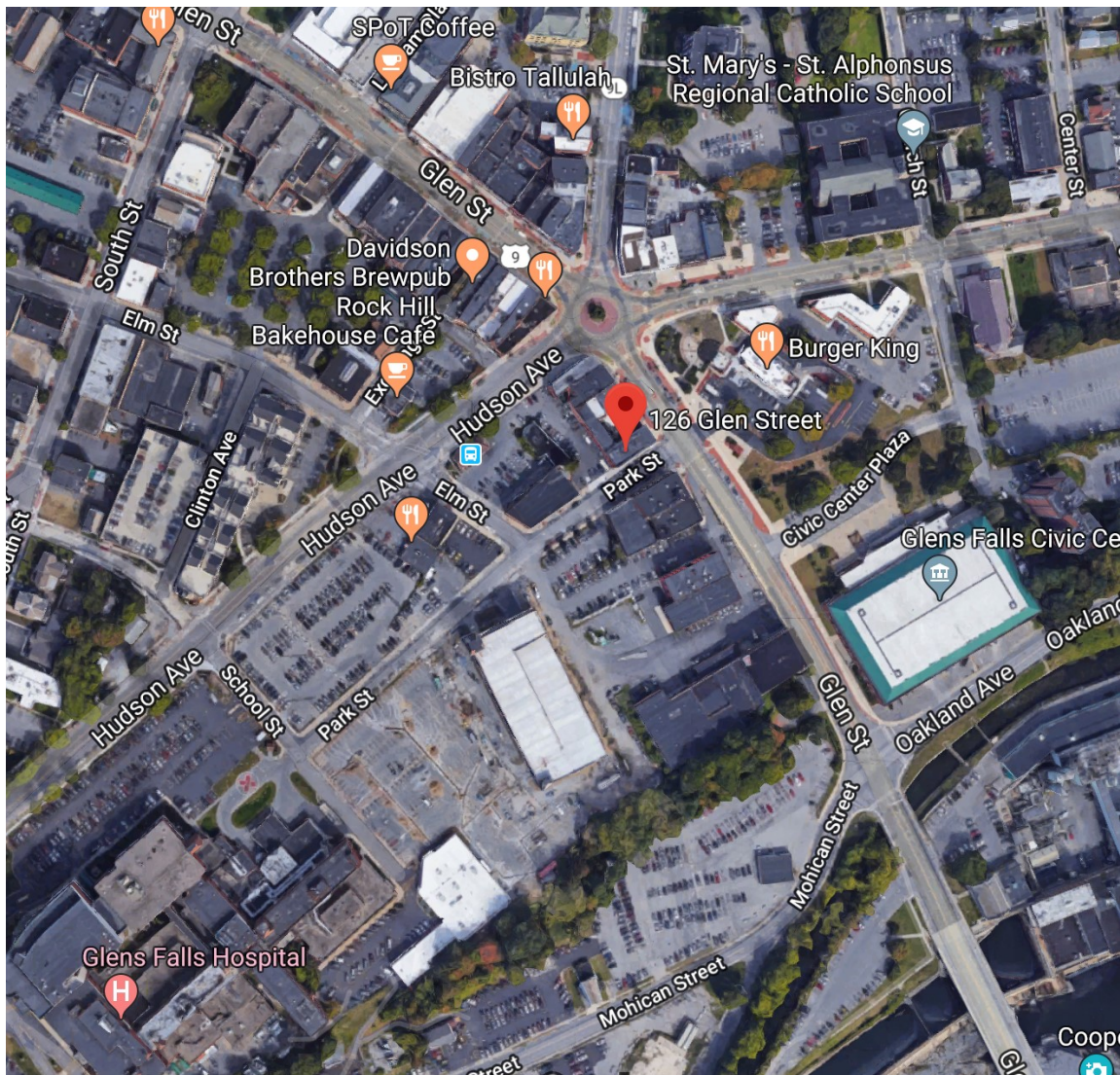


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# Aerial View



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# Property Description Report For: 126 Glen St, Municipality of Glens Falls

No Photo Available

<b>Status:</b>	Active
<b>Roll Section:</b>	Taxable
<b>Swis:</b>	520500
<b>Tax Map ID #:</b>	309.28-4-3
<b>Property Class:</b>	481 - Att row bldg
<b>Site:</b>	COM 1
<b>In Ag. District:</b>	No
<b>Site Property Class:</b>	481 - Att row bldg
<b>Zoning Code:</b>	CCD
<b>Neighborhood Code:</b>	00401
<b>School District:</b>	Glens Falls
<b>Total Assessment:</b>	2018 - \$430,000
<b>Total Acreage/Size:</b>	0.32
<b>Land Assessment:</b>	2018 - \$85,000
<b>Full Market Value:</b>	2018 - \$558,442
<b>Equalization Rate:</b>	2018 - 77.00%
<b>Property Desc:</b>	Office Supplies BID 61.-2-14
<b>Deed Book:</b>	5481
<b>Deed Page:</b>	252
<b>Grid East:</b>	720022
<b>Grid North:</b>	1631700

## Owners

SGS 126 Real Estate LLC  
11 Pearl St  
Sandy Hook CT 06482

## Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
12/19/2016	\$475,000	481 - Att row bldg	Land & Building	126 Glen Street LLC	Yes	Yes	No	5481/252
8/8/2014	\$550,000	481 - Att row bldg	Land & Building	UNREAL REALTY, LLC	Yes	Yes	No	5035/271
7/30/2004	\$235,000	481 - Att row bldg	Land & Building	Landry, Robert G	Yes	Yes	No	1397/233

## Utilities

<b>Sewer Type:</b>	Comm/public	<b>Water Supply:</b>	Comm/public
<b>Utilities:</b>	Gas & elec		

## Inventory

<b>Overall Eff Year Built:</b>	0	<b>Overall Condition:</b>	Normal
<b>Overall Grade:</b>	Average	<b>Overall Desirability:</b>	3

## Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement	Year	Condition	Quality	Gross Floor	Stories
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33	100	100	1	<b>Type</b> Finished	<b>Built</b> 1970	Normal	Average	<b>Area (sqft)</b> 11337	3
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## Improvements

Structure	Size	Grade	Condition	Year	Replacement Cost
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## Special Districts for 2018

Description	Units	Percent	Type	Value
BD001-Business Imp Dist	0	0%		0
EZ001-Empire Zone	0	0%		0
LB001-Crandall library dst	0	0%		0
SE001-Sewer cnty dist no 1	0	0%		0
WT031-City water dist.	0	0%		0

## Exemptions

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

Year	Description	Amount
2017	City	\$11,117.67
2016	County	\$10,359.05
2016	School	\$9,901.78

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



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## 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”





## Nicholas Ketter

Licensed Realtor



### Agent Bio:

Nicholas Ketter is a Licensed Real Estate Salesperson and a member of the National Association of Realtors. Nic grew up in Queensbury, graduating from Queensbury Highschool in 2012. Nic then went down to the University at Albany to play football and attend their School of Business. Nic served as a two-time captain of the D1-AA Football team, graduated Summa Cum Laude in 2016 and is set to graduate with his M.B.A. from the University at Albany in May 2018. Nic is a highly motivated agent just embarking on his professional career and it would be an honor for him to represent you.



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