



Levack Real Estate, Inc.

For Sale: \$499,000 Commercial Opportunity



2124 U.S. 9 Lake George, NY 12845

Property Highlights

- ♦ Great Commercial location
- ♦ Just off Exit 21 I-87 before Waterslide world
- ♦ Daily Traffic Count: 13,556
- ♦ 1,289 Sq. Ft.
- ♦ 0.82 Acres



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



2124 U.S. 9, Lake George, NY 12845



Property Highlights

- ◆ Great Commercial location
- ◆ Just off Exit 21 I-87
- ◆ Daily Traffic Count: 13,556
- ◆ Former Gas station
- ◆ DEC information on file
- ◆ 1,289 Sq. Ft.
- ◆ 0.82 Acres

Directions:

I-87 to Exit 21 to U.S. 9. Property located on Route 9. south of the Village. Just before Waterslide World.



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Aerial View



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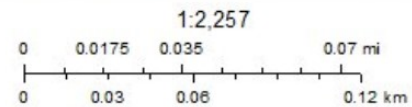
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2124 U.S. 9



February 15, 2018

- ☐ Parcels
- ☐ Town Boundaries



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Property Description Report For: 2124 Rt 9, Municipality of Lake George (TOV)

No Photo Available

		Status:	Active
		Roll Section:	Taxable
		Swis:	522289
		Tax Map ID #:	264.15-1-1
		Property Class:	432 - Gas station
		Site:	COM 1
		In Ag. District:	No
		Site Property Class:	432 - Gas station
		Zoning Code:	05
		Neighborhood Code:	00208
		School District:	Lake George
		Total Assessment:	2017 - \$402,400
Total Acreage/Size:	0.75	Property Desc:	Gas Station 15.-2-1
Land Assessment:	2017 - \$175,000	Deed Page:	167
Full Market Value:	2017 - \$432,700	Grid North:	1667793
Equalization Rate:	2017 - 93.00%		
Deed Book:	1125		
Grid East:	701987		

Owners

Frederick Thomson
2124 State Route 9
Lake George NY 12845

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
7/22/1999	\$262,500	432 - Gas station	Land & Building	King, Service Inc	Yes	Yes	No	1125/167

Utilities

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

Inventory

Overall Eff Year Built:	1980	Overall Condition:	Normal
Overall Grade:	Economy	Overall Desirability:	3

Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories
0	0	0	0		1980	Normal	Economy	1289	1

Improvements

Structure	Size	Grade	Condition	Year	Replacement Cost
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Canpy-com wd	405.00 sq ft	Economy	Normal	1986	\$11,514
Pavng-asphlt	16431 x 4	Economy	Normal	1988	\$81,662
Tank-undgrn	10,000.00 sq ft	Average	Normal	1989	\$117,500
Canpy-com st	1,568.00 sq ft	Average	Normal	1989	\$64,758
Shed-machine	10 x 14	Economy	Normal	1988	\$0

Special Districts for 2017

Description	Units	Percent	Type	Value
FP001-Fire protection no.1	0	0%		0
IM002-Bus Improvement Dist	0	0%		0
SE001-Sewer cnty dist no 1	0	0%		0
SE003-Caldwell sewer	4	0%		0
SE020-Caldwell Capital IMP	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	County	\$5,934.94
2016	County	\$2,799.34
2016	School	\$2,880.60

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



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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.



Levack Real Estate, Inc.

“Professional Realtors for a growing community”



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.



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