



Levack Real Estate, Inc.

For Sale: \$225,000 Commercial Opportunity



229 Corinth Rd., Queensbury, NY 12804

Property Highlights

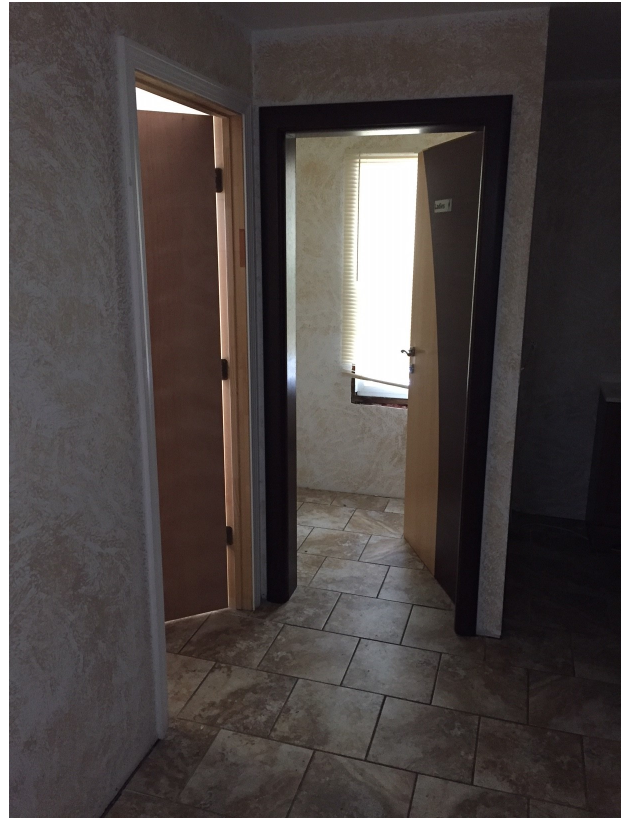
- ♦ Ideally suited for office/service conversion.
- ♦ Located in highly developing exit 18 location.
- ♦ Daily traffic count 8,771.
- ♦ Owner financing options available.



R. Mark Levack
33 Park Street Glens Falls, NY 12801
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All information deemed reliable but not guaranteed.

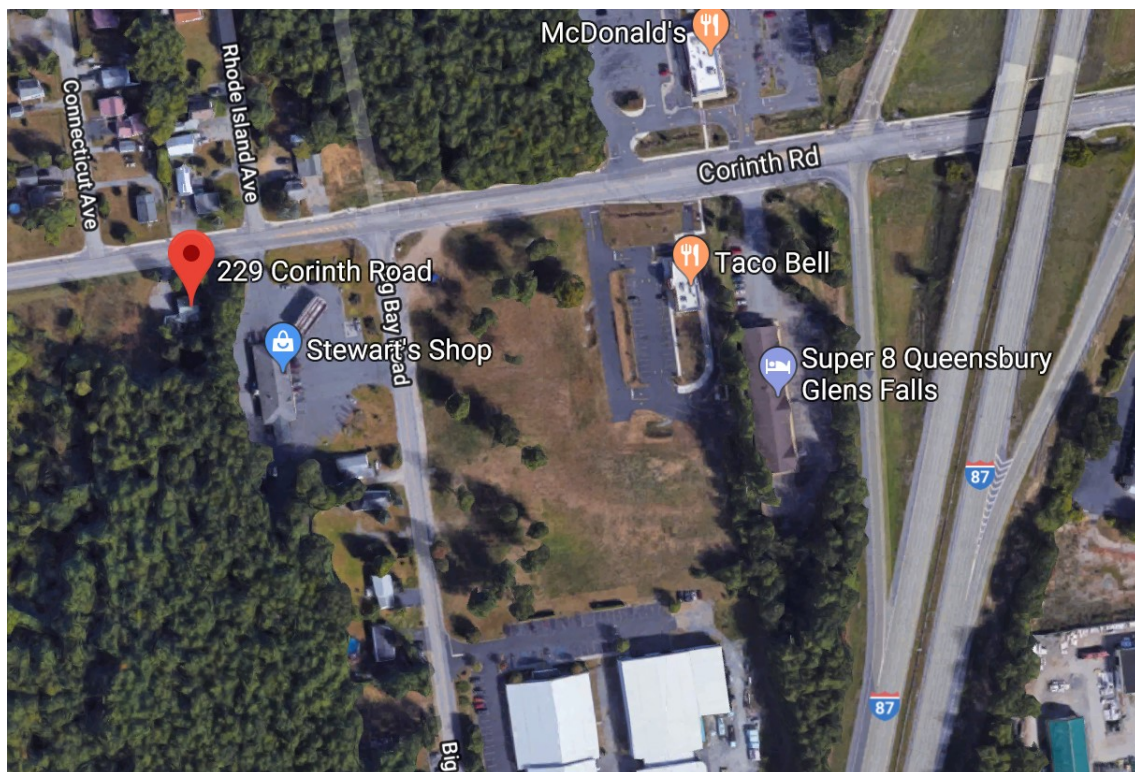
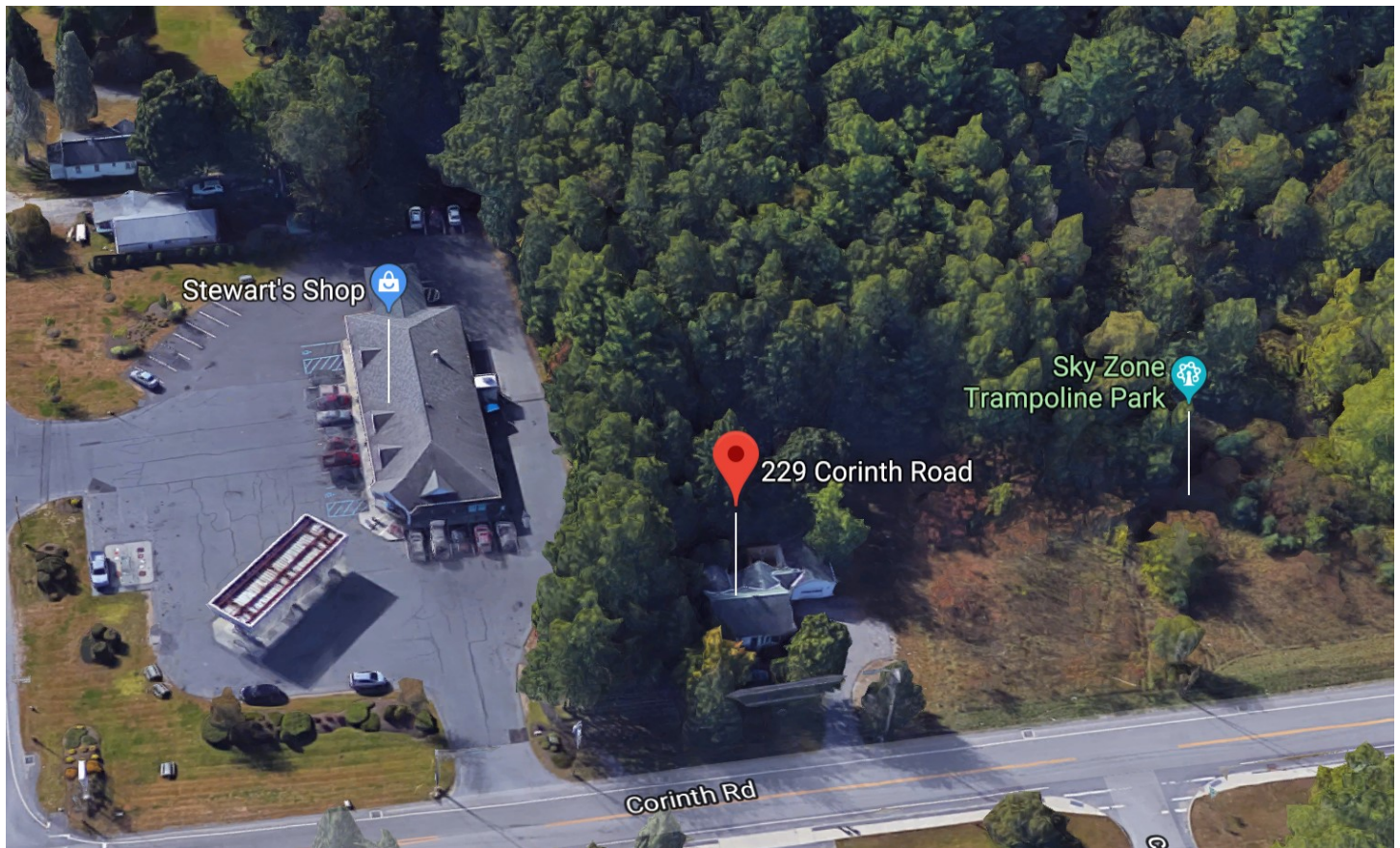
Pictures



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Aerial View



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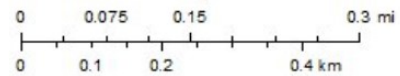
229 Corinth Rd.



February 13, 2018

- ☐ Parcels
- ☐ Town Boundaries

1:9,028



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Property Description Report For: 229 Corinth Rd, Municipality of Queensbury



Total Acreage/Size: 2.22
Land Assessment: 2017 - \$20,400
Full Market Value: 2017 - \$150,100
Equalization Rate: 2017 - 100.00%
Deed Book: 4817
Grid East: 709475

Status: Active
Roll Section: Taxable
Swis: 523400
Tax Map ID #: 309.13-2-27
Property Class: 210 - 1 Family Res
Site: RES 1
In Ag. District: No
Site Property Class: 210 - 1 Family Res
Zoning Code: CLI
Neighborhood Code: 00166 - MH D,E Grade
School District: Queensbury
Total Assessment: 2017 - \$150,100
Property Desc: Res. Ward 4 80'rf
Deed Page: 43
Grid North: 1626606

Area

Living Area: 1,330 sq. ft.
Second Story Area: 0 sq. ft.
Additional Story Area: 0 sq. ft.
Finished Basement: 0 sq. ft.
Finished Rec Room 360 sq. ft.

First Story Area: 970 sq. ft.
Half Story Area: 360 sq. ft.
3/4 Story Area: 0 sq. ft.
Number of Stories: 1.5
Finished Area Over Garage 0 sq. ft.

Structure

Building Style: Cape cod
Bedrooms: 4
Fireplaces: 0
Porch Type: Porch-open/deck
Basement Garage Cap: 0
Overall Condition: Normal
Year Built: 1950

Bathrooms (Full - Half): 1 - 0
Kitchens: 1
Basement Type: Full
Porch Area: 30.00
Attached Garage Cap: 384.00 sq. ft.
Overall Grade: Average

Owners

Kiryas Vayoe Moshe Inc
P.O. Box 32
Lewis NY 12950

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
7/24/2013	\$145,000	210 - 1 Family Res	Land & Building	Turner, Simone	Yes	Yes	No	4817/43
1/18/2008	\$119,704	210 - 1 Family	Land & Building	Aikens, Ruth	Yes	Yes	No	3470/301



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7/13/2007	\$0	Res 210 - 1 Family Res	Land & Building	Aikens, Robert	No	No	No	3329/161
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Utilities

Sewer Type:	Private	Water Supply:	Comm/public
Utilities:	Gas & elec	Heat Type:	Hot air
Fuel Type:	Natural Gas	Central Air:	No

Improvements

Structure	Size	Grade	Condition	Year	Replacement Cost
Gar-1.0 att	16 x 24	Average	Normal	1950	\$15,871
Porch- open/deck	5 x 6	Average	Normal	1950	\$713
Porch-enclsd	6 x 9	Average	Normal	1950	\$4,247

Special Districts for 2017

Description	Units	Percent	Type	Value
PM017-Prop. Maint. Relevy	0	0%	T	0
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
WT013-Queensbury water	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	\$3,688.98
2016	County	\$3,533.13
2016	School	\$2,329.30

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



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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”

