

Levack Real Estate, Inc.

For Sale: **\$3,500,000** Commercial Opportunity



25 Willowbrook Rd. Queensbury, NY 12804 MLS # 174106

Property Highlights

- Multi Tenanted Professional/ Medical Office Building
- Fully Leased Investment Opportunity
- Daily Traffic Count 11,377
- Financials Available upon request



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

All information deemed reliable but not guaranteed.



25 Willowbrook Rd. Queensbury, NY 12804



Building Features

- 36,016 Sq. Ft.
- Parcel: 4.81 Acres
- Parking: Private, Paved
- Water: Public Water
- Sewer: Public Sewer
- Heat: Warm Air, Natural Gas
- Cool: Central/Electric
- Roof: Asphalt
- Exterior: Brick Veneer, Vinyl Siding
- Elevator
- Estimated Taxes: \$96,869.40

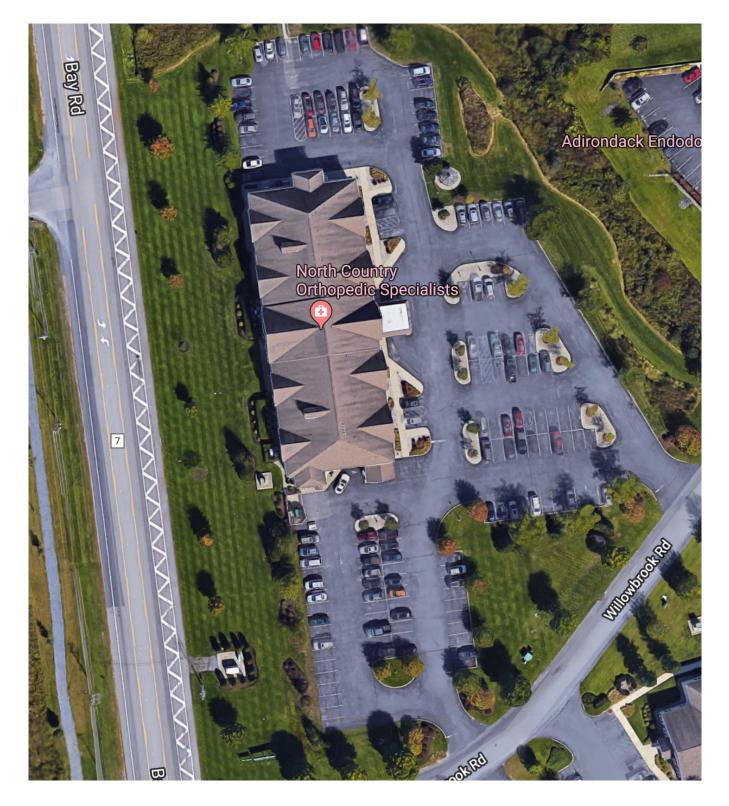
Directions:

I 87 North to exit 19. Head east on route 254 to Bay Road. Property located on the corner of Bay Road and Willowbrook Road.



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Aerial View





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Pictures





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Exterior Feature: Paved Drive Sewer: Public Sewer Exterior Finish: Brick Veneer; Vinyl Siding Transportation: City Maintained Foundation: Poured Concrete; Slab Type: Office Building Flooring: Carpet; Ceramic Tile; Laminate Water Type: None Garage Waterfront: No Waterfront Green Fields: Double Pane Windows; Set Back Thermostat Water Heater: Electric Water: Public Water Water: Public Water			
Exterior Finish: Brick Veneer; Vinyl Siding Transportation: City Maintained Foundation: Poured Concrete; Slab Type: Office Building Flooring: Carpet; Ceramic Tile; Laminate Water Type: None Garage: No Garage Waterfront: No Waterfront Green Fields: Double Pane Windows; Set Back Thermostat Water Heater: Electric Water: Public Water Water Directions: I 87 North to exit 19. Head east on route 254 to Bay Road. Property located on the corner of Bay Road and Willowbrook.			•
Foundation: Poured Concrete; Slab Type: Office Building Flooring: Carpet; Ceramic Tile; Laminate Water Type: None Garage: No Garage Waterfront: No Waterfront Green Fields: Double Pane Windows; Set Back Thermostat Water Heater: Electric Directions: I 87 North to exit 19. Head east on route 254 to Bay Road. Property located on the corner of Bay Road and Willowbrook.			
Flooring: Carpet; Ceramic Tile; Laminate Water Type: None Garage: No Garage Waterfront: No Waterfront Green Fields: Double Pane Windows; Set Back Thermostat Water Heater: Electric Water: Public Water Water Point Directions: I 87 North to exit 19. Head east on route 254 to Bay Road. Property located on the corner of Bay Road and Willowbrook.			
Garage Waterfront: No Waterfront Green Fields: Double Pane Windows; Set Back Thermostat Water Heater: Electric Water: Public Water Water Public Water Directions: I 87 North to exit 19. Head east on route 254 to Bay Road. Property located on the corner of Bay Road and Willowbrook.			
Green Fields: Double Pane Windows; Set Back Thermostat Water Heater: Electric Water: Public Water Water: Public Water Directions: I 87 North to exit 19. Head east on route 254 to Bay Road. Property located on the corner of Bay Road and Willowbrook.			
Water: Public Water Directions: I 87 North to exit 19. Head east on route 254 to Bay Road. Property located on the corner of Bay Road and Willowbrook.			
	Green Fields: Doubl	e Pane Windows; Set Back Thermostat	

Office Escrow:

Glens Falls National



Levack Real Estate, Inc.

R. Mark Levack33 Park Street Glens Falls, NY 12801Phone: 518-793-7600

Tax Record Report for Parcel 296121371 at 25 Willowbrook Rd, Queensbury, NY

Parcel Information	
County	Warren
Sec-Block-Lot(unfmt)	296121371
Owner Information	
Owner Name	Schermerhorn Comm. Holdings
Owner City	Queensbury
Owner Zip	12804
Location/Legal	
Roll Year	2014
Description	North County Sports Medicine WARD 2
Deed Book	1288
Property Class	Prof. bldg.
School	Queensbury Un.fr.sd (Queensbury Un.fr.sd)
Valuations	
Total Assessed Value	3,201,500
Market Value	3,904,300
Village Taxable	0
School Taxable	3,201,500
Property Details	
Total Sqft	36,016
Acres	4.81
Condition	Normal
Sewer	Comm/public
Frontage	0
Year Remodeled	0
Bedrooms	0
Half Baths	0
Fireplace	0
Tax ID	29601200010370010000
Sec-Block-Lot	296.12-1-37.1
Cumer Address	E22 Dev Del Cuite 2
Owner Address	536 Bay Rd., Suite 2 NY
Owner State Sale Price	0
Sale Flice	U
Zoping	0
Zoning Roll Section	0
Deed Page	333
Neighborhood	402
	192
Land Value	260,300
County Taxable	3,201,500
Town Taxable	3,201,500
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Year Built	2003
Utilities	Electric
Water	Comm/public
Style	2-4 sty office load sup
Depth	0
Stories	2
	0
Full Baths	
Full Baths Kitchens	0



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R. Mark Levack

33 Park Street Glens Falls, NY 12801 Phone: 518-793-7600

R. Mark Levack

President



For nearly 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"

