



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



All information deemed reliable but not guaranteed.

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levackrealestate.com



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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:

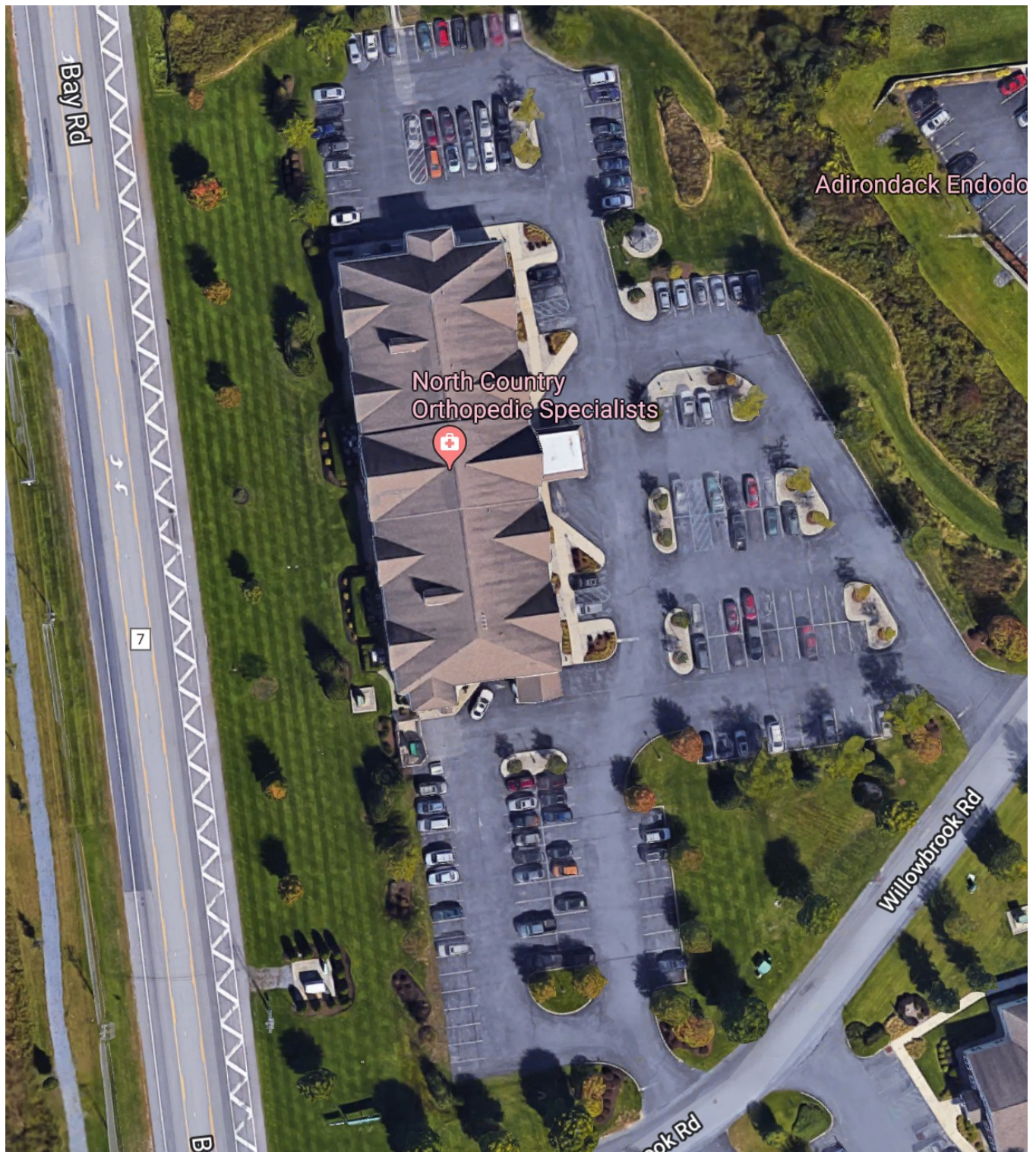
I 87 North to exit 19. Head east on route 254 to Bay Road. Property located on the corner of Bay Road and Willowbrook Road.



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Aerial View



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Pictures



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Address: 25 Willowbrook Road, Queensbury, NY 12804
County: Warren
Town/Village: Queensbury
Current Price: 3,700,000
List Number: 174106
Status: Active

Property Data

Aprx. Acres: 4.81
Lot Front: 609.58
Lot Side 1: 524.56
Irregular Lot: No
Office SqFt: 36,016
Lake/River Name: None
Main Road Frontage: 609.58
Property Type: Commercial
Stories: 2
Tax Map Section: 296.12
Tax Map Block: 1
Tax Map Lot: 37.1
Estimated Taxes: 96,869.4
Tax Assessment: 3,201,500
Full Mkt Assessment: 3,904,300
Deed Book: 1288
Deed Page: 333
Deed Restrictions: Unknown
Elementary School: Queensbury
High School: Queensbury Union Free School Dist
PCD: No
Zoning: Commercial

Utilities: Cable TV; DSL; Electricity; Internet; Natural Gas; Sewer; Telephone; Water

Sale Includes: Building & Land

Attic Access: No Attic Access

Amenities: Carpeting; Elevator; Sign - Free Standing; Sprinkler System

Attic: No Attic

Basement: None/Slab

Construction: Frame; Multi-Story

Cooling Type: Central/Electric

Docs on File: Aerial; Certificate of Occup; Floor Plan; Site Plan; Survey

Exterior Feature: Paved Drive

Exterior Finish: Brick Veneer; Vinyl Siding

Foundation: Poured Concrete; Slab

Flooring: Carpet; Ceramic Tile; Laminate

Garage: No Garage

Green Fields: Double Pane Windows; Set Back Thermostat



Listing Office: Levack Real Estate Inc.

List Price: \$3,700,000
Lockbox: No
Multiple Use: No
Owner Finance: No
Sign: No
PCD: No

Heat Distribution: Warm Air

Heat System: Natural Gas

Land Features: Cleared; Nearly Level

Miscellaneous: Office Space; Single Phase

Multi-Use Type: Commercial

Parking Area: Paved; Private

Possession: Subject to Tenant Rights

Road Frontage: Town Road

Roof: Asphalt

Showing Instructions: 24 Hour Notice; Call LA For Appt; No Sign

Sewer: Public Sewer

Transportation: City Maintained

Type: Office Building

Water Type: None

Waterfront: No Waterfront

Water Heater: Electric

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.

Remarks: Multi tenanted professional office building. Fully leased investment opportunity. Financials available upon request.

Office Escrow: Glens Falls National



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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

Owner Address	536 Bay Rd., Suite 2
Owner State	NY
Sale Price	0

Zoning	O
Roll Section	1
Deed Page	333
Neighborhood	402

Land Value	260,300
County Taxable	3,201,500
Town Taxable	3,201,500

Year Built	2003
Utilities	Electric
Water	Comm/public
Style	2-4 sty office load sup
Depth	0
Stories	2
Full Baths	0
Kitchens	0
Central Air	0



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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”

