



# Levack Real Estate, Inc.

**For Sale: \$225,000 Commercial Land Opportunity**



**44 E Quaker Service Rd., Queensbury, NY 12804**

## Property Highlights

- ♦ Prime commercial location on busy Quaker Rd.
- ♦ Nearby Wal-Mart supercenter and Car dealerships
- ♦ Opportunity for up to 22,941 sq. ft. building
- ♦ Average daily traffic count: 17,899

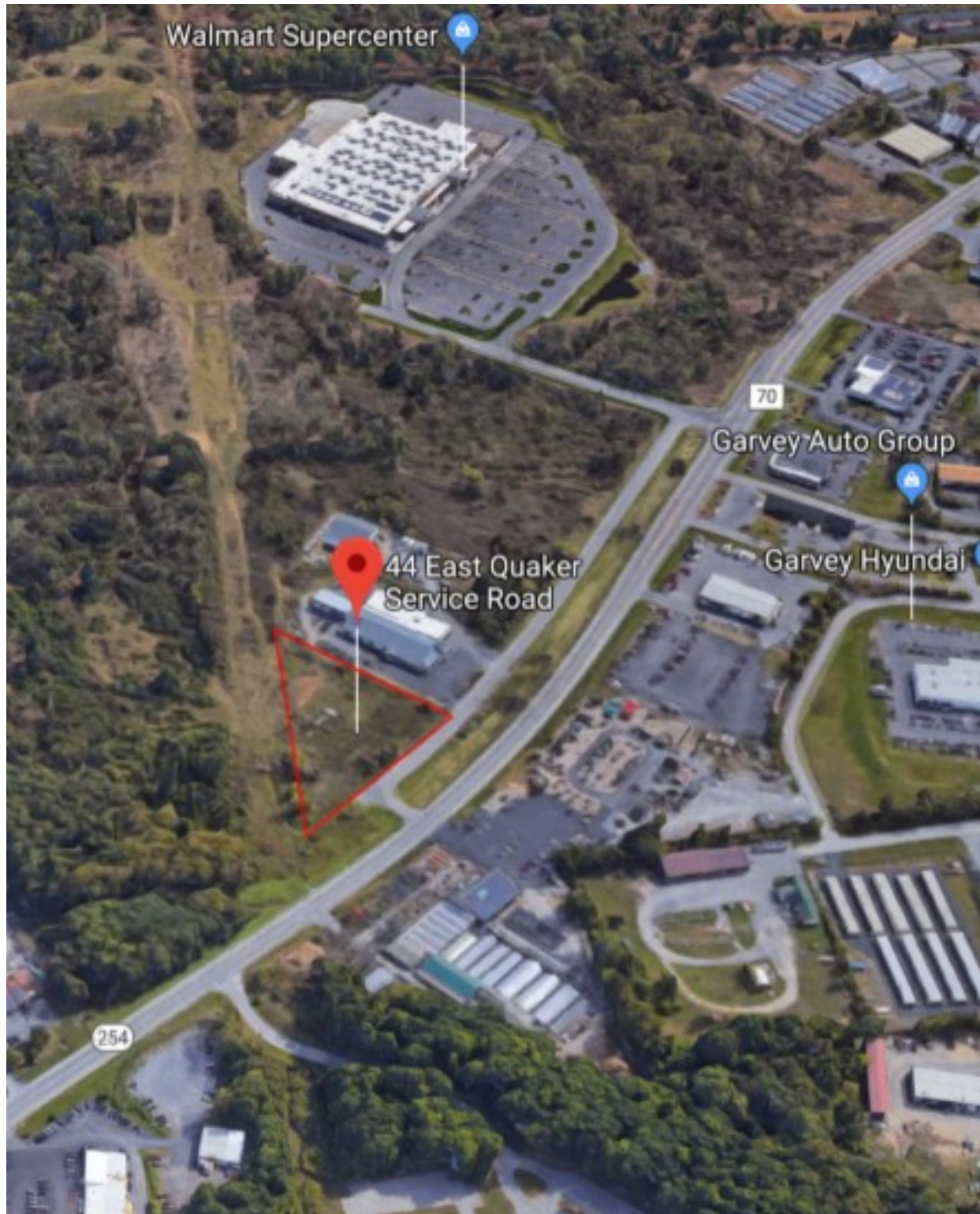


*All information deemed reliable but not guaranteed.*

Nicholas Ketter  
33 Park Street Glens Falls, NY 12801  
Phone: 518-307-7824  
Fax: 518-793-7869  
levackrealestate.com



## Aerial View



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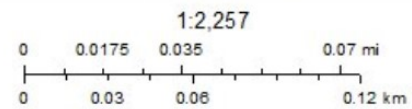


## 44 E Quaker Service Rd.



February 22, 2018

- ☐ Parcels
- ☐ Town Boundaries



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# Property Description Report For: 44 Quaker Service Rd E, Municipality of Queensbury

*No Photo Available*

		<b>Status:</b>	Active
		<b>Roll Section:</b>	Taxable
		<b>Swis:</b>	523400
		<b>Tax Map ID #:</b>	303.15-1-18
		<b>Property Class:</b>	330 - Vacant comm
		<b>Site:</b>	COM 1
		<b>In Ag. District:</b>	No
		<b>Site Property Class:</b>	330 - Vacant comm
		<b>Zoning Code:</b>	CI
		<b>Neighborhood Code:</b>	00405 - Comm Bay/SQ/Dix
<b>Total Acreage/Size:</b>	1.58	<b>School District:</b>	Queensbury
<b>Land Assessment:</b>	2017 - \$193,100	<b>Total Assessment:</b>	2017 - \$193,100
<b>Full Market Value:</b>	2017 - \$193,100		
<b>Equalization Rate:</b>	2017 - 100.00%	<b>Property Desc:</b>	Vac. Comm. Ward 2 110.-1-2.62
<b>Deed Book:</b>	3688	<b>Deed Page:</b>	133
<b>Grid East:</b>	726450	<b>Grid North:</b>	1636001

## Owners

44 East Quaker Road, LLC  
42 Ruggles Rd  
Saratoga Springs NY 12866

## Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
12/30/2008	\$200,000	330 - Vacant comm	Land Only	Berkshire Bank	Yes	Yes	No	3688/133
8/28/2008	\$200,000	330 - Vacant comm	Land Only	TMD Family Limited Partnership	Yes	Yes	No	3664/231
12/5/2007	\$100,000	330 - Vacant comm	Land Only	Lanning, Stephen T	No	No	No	3459/29
12/4/2007	\$100,000	330 - Vacant comm	Land Only	TMD Family Limited Partnership	No	No	No	3437/114
9/4/2007	\$218,461	330 - Vacant comm	Land Only	D'Orazio, LLC	Yes	Yes	No	3373/271
2/6/2006	\$182,500	330 - Vacant comm	Land Only	Troutman, Robert	Yes	Yes	No	1493/209
9/23/2004	\$155,000	330 - Vacant comm	Land Only	Garden World Assoc L.L.C.	Yes	Yes	No	1409/21
10/25/1996	\$50,000	330 - Vacant comm	Land Only	Earltown Corp	Yes	Yes	No	998/287



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## Utilities

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

## Inventory

<b>Overall Eff Year Built:</b>	<b>Overall Condition:</b>	Good
<b>Overall Grade:</b>	<b>Overall Desirability:</b>	5

## Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories
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## Improvements

Structure	Size	Grade	Condition	Year	Replacement Cost
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## Special Districts for 2017

Description	Units	Percent	Type	Value
EM001-Emergency medical	0	0%		0
FP007-Fire protection	0	0%		0
LB001-Crandall library dst	0	0%		0
SE019-So Qby - Qby Ave sew	6.32	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
2018	County	\$1,413.71
2017	County	\$1,411.52
2017	School	\$3,055.85

**\*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”

