



Levack Real Estate, Inc.

For Sale: \$195,000 Commercial Opportunity



56 Glen St., Glens Falls, NY 12801

Property Highlights

- ♦ Historic Glens Falls Property
- ♦ 2,500 Sq. Ft.
- ♦ Daily Traffic Count over 15,000
- ♦ Located at the entrance to the City of Glens Falls
- ♦ Built in the early 1800's (GF's oldest building)



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



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Building Features

- ◆ 2,500 Sq. Ft.
- ◆ City road frontage
- ◆ Water: Public
- ◆ Sewer: Public
- ◆ Just south of Centennial traffic circle
- ◆ Walking distance to downtown
- ◆ High traffic count and visibility
- ◆ Oldest building in Glens Falls
- ◆ Full Mkt. Assessment: \$220,779
- ◆ Estimated taxes: \$10,610.75

Directions:

Take Exit 18 to Main St. heading towards Downtown Glens Falls, at the traffic circle head south on Glen St. Property located at the base of Glen right across from the civic center.



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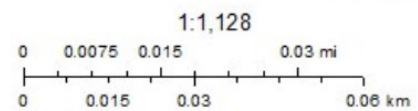
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56 Glen St.



February 13, 2018

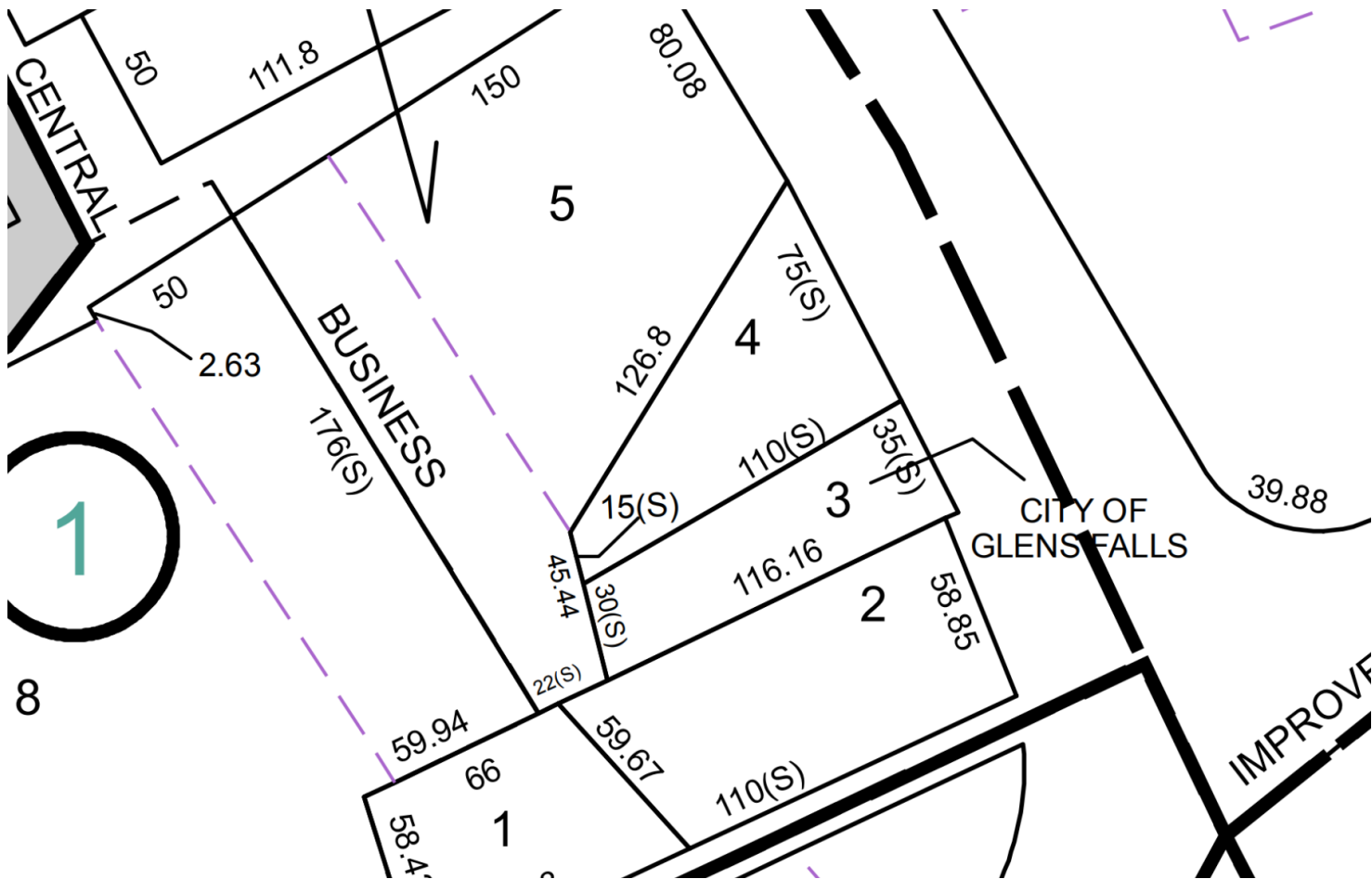
- ☐ Parcels
- ☐ Town Boundaries



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Tax Map



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Property Description Report For: 56 Glen St, Municipality of Glens Falls

No Photo Available

Status:	Active
Roll Section:	Taxable
Swis:	520500
Tax Map ID #:	310.5-1-4
Property Class:	484 - 1 use sm bld
Site:	COM 1
In Ag. District:	No
Site Property Class:	484 - 1 use sm bld
Zoning Code:	CCD
Neighborhood Code:	00401
School District:	Glens Falls
Total Assessment:	2017 - \$170,000
Total Acreage/Size:	0.11
Land Assessment:	2017 - \$32,000
Full Market Value:	2017 - \$220,779
Equalization Rate:	2017 - 77.00%
Deed Book:	790
Grid East:	720305
Property Desc:	Bldg. BID 72.-2-19
Deed Page:	56
Grid North:	1631279

Owners

Edmond F Derocker
6 Front St
Ballston Spa NY 12020

Sales

No Sales Information Available

Utilities

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

Inventory

Overall Eff Year Built:	0	Overall Condition:	Normal
Overall Grade:	Average	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	Average	2500	1

Improvements

Structure	Size	Grade	Condition	Year	Replacement Cost
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Special Districts for 2017



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Description	Units	Percent	Type	Value
BD001-Business Imp Dist	0	0%		0
EZ001-Empire Zone	0	0%		0
LB001-Crandall library dst	0	0%		0
SE001-Sewer cnty dist no 1	0	0%		0
WT031-City water dist.	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	City	\$3,345.94
2016	County	\$3,350.15
2016	School	\$3,914.66

***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”

