

Levack Real Estate, Inc.

For Sale: \$949,900 Commercial Opportunity



68 Quaker Road Queensbury, NY 12804

MLS # 172623

Property Highlights

- 9,485 Sq. Ft. with Private Paved Parking
- 3 Suite Medical/Commercial Office building
- Daily Average Traffic Count 22,485 Cars
- Excellent Condition

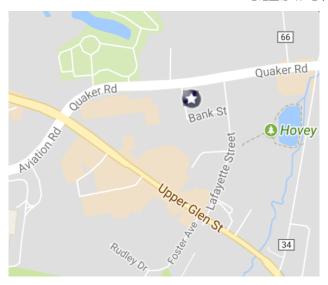


R. Mark Levack33 Park Street Glens Falls, NY 12801



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Building Features

- 9,485 Sq. Ft. Office Space
- ♦ 300 Sq. Ft. Storage Room
- Parcel: 1.14 Acres
- Parking: Private, Paved
- Road Frontage: County Road
- Water: Public Water
- Heat: Natural Gas, Warm Air
- ♦ Cooling: Central/Electric
- Roof: Asphalt
- Exterior: Clapboard, Vinyl Siding
- Estimated Taxes: \$18,666.57

Directions:

I 87 North to exit 19. Head east on Quaker Road. Property on right hand side next to TD Bank.



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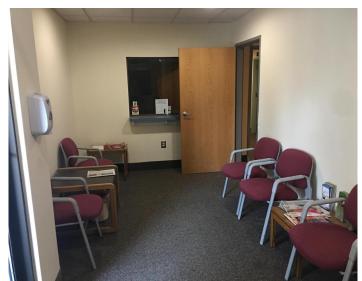
Pictures















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Pictures

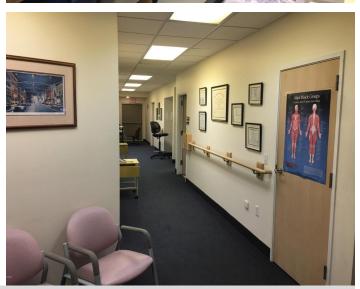










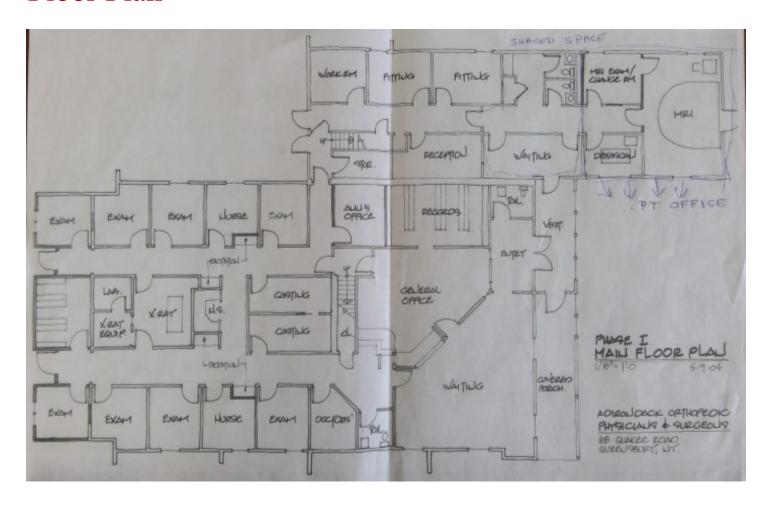




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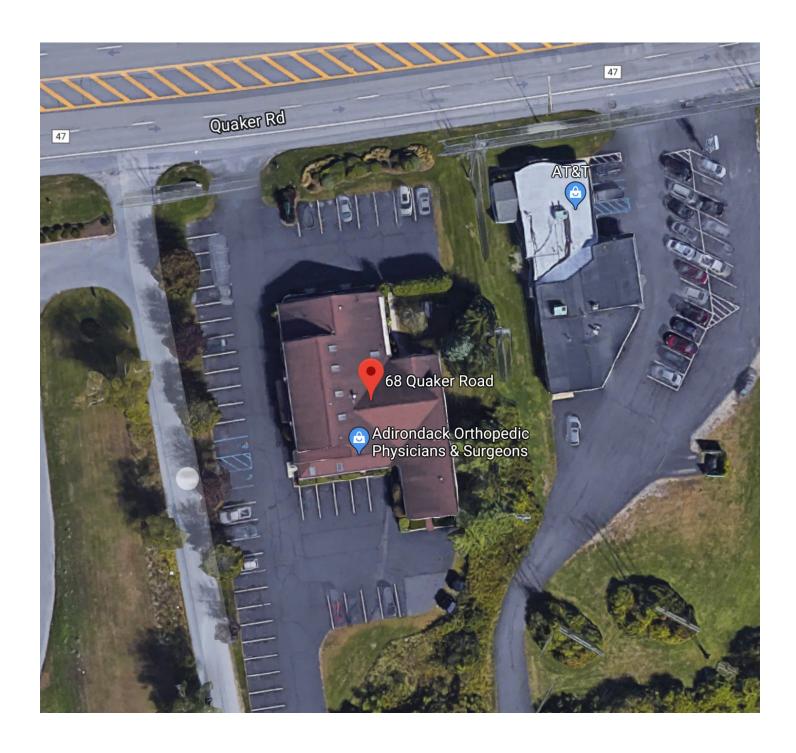
Floor Plan



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Aerial View





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Property Description Report For: 68 Quaker Rd, Municipality of Queensbury



Total Acreage/Size: 1.14

 Land Assessment:
 2018 - \$248,000

 Full Market Value:
 2018 - \$847,600

 Equalization Rate:
 2018 - 100.00%

Deed Book: 5365 **Grid East:** 713679 Status: Active
Roll Section: Taxable
Swis: 523400

 Tax Map ID #:
 302.6-1-63

 Property Class:
 465 - Prof. bldg.

Site: COM 1
In Ag. District: No

Site Property Class: 465 - Prof. bldg.

Zoning Code: CI

Neighborhood Code: 00406 - Comm Rt9/Av/Q/G

School District: Queensbury

Total Assessment: 2018 - \$847,600

Property Desc: Adirondack Orthopedic

Ward 2 103.-1-7

Deed Page: 317 **Grid North:** 1639648

Owners

Petroski & Fisher LLC 68 Quaker Rd Queensbury NY 12804

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner		Arms Length	Addl. Parcels	Deed Book and Page
6/2/2016	\$0	400 - Commercial	Land & Building	Petroski & Fisher LLC fka	No	No	No	5365/317
12/19/1994	\$545,000	455 - Dealer- prod.	Land & Building	Pharmacy, Associates Of	Yes	Yes	No	934/154

Utilities

Sewer Type:Comm/publicWater Supply:Comm/publicUtilities:Gas & elec

Inventory

Overall Eff Year Built:1990Overall Condition:NormalOverall Grade:AverageOverall Desirability:2

Buildings

				Basement	Year			Gross Floor	
AC%	Sprinkler%	Alarm%	Elevators	Туре	Built	Condition	Quality	Area (sqft)	Stories
100	100	100	0		1990	Normal	Average	6029	1



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100 100 100 0 1990 Normal Average 3456 1

Improvements

Structure	Size	Grade	Condition	Year	Replacement Cost
Ovrhdoor-com	120.00 sq ft	Average	Normal	1984	\$1,169
Pavng-asphlt	24400 × 4	Average	Normal	1984	\$129,320
Porch-coverd	30 × 8	Average	Normal	1995	\$6,552
Porch-enclsd	22 × 8	Average	Normal	1995	\$7,651
Porch- open/deck	4 x 9	Average	Normal	1995	\$0

Special Districts for 2018

Description EM001-Emergency medical	Units 0	Percent 0%	Туре	Value 0
FP007-Fire protection	0	0%		0
LB001-Crandall library dst	0	0%		0
LT010-Queensbury lighting	0	0%		0
SE025-Qby Consolidated SSD	19.61	0%		0
WT013-Queensbury water	0	0%		0

Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %	

Taxes

Year	Description	Amount
2017	County	\$5,513.25
2016	County	\$5,578.75
2016	School	\$13,153.32

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



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R. Mark Levack

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"

