



# Levack Real Estate, Inc.

**For Sale: \$985,000 Commercial Opportunity**



**7 Oak St., Glens Falls, NY 12801**

## Property Highlights

- ◆ Newly Built Mixed Use Addition
- ◆ 7 Apartments & 2 Commercial storefronts
- ◆ Property is in mint condition
- ◆ Ample private paved parking
- ◆ 0.4 Miles to Centennial traffic circle



*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](http://levackrealestate.com)





## 7 Oak St., Glens Falls, NY 12801



### Building Features

- ◆ 0.57 Acres
- ◆ 7 Apartments
- ◆ 2 Commercial storefront's/offices
- ◆ Ample private paved parking
- ◆ City street frontage
- ◆ Average Daily Traffic Count: 11,123
- ◆ Walking distance to Downtown Glens Falls
- ◆ Public water & public sewer
- ◆ Separate cooling & heating
- ◆ Estimated taxes: \$29,936.17

### Directions:

I 87 to Exit 18, Main St. to centennial circle to Warren. Property is 0.4 miles past the circle on left, corner of Warren & Oak St.



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# Pictures

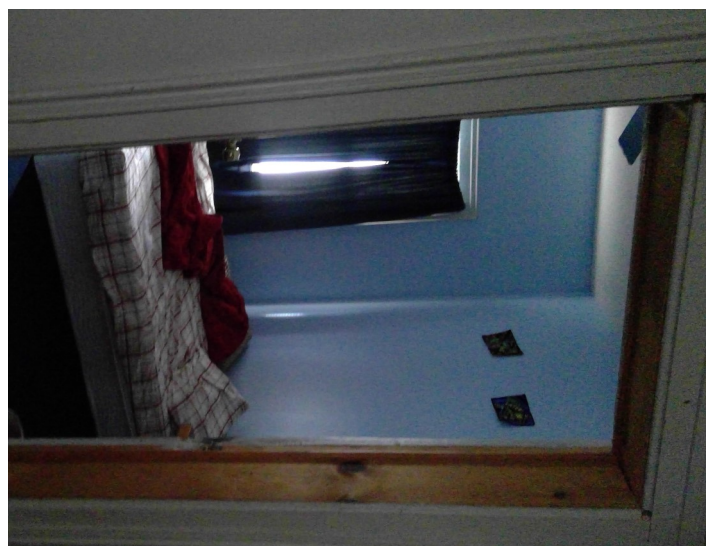
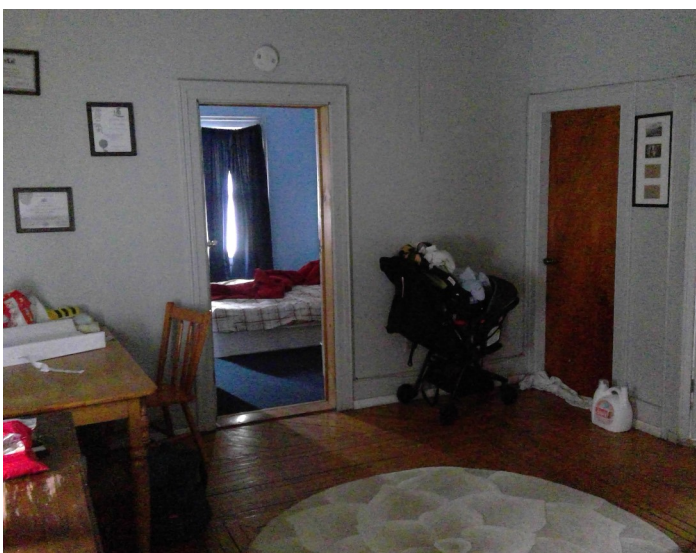
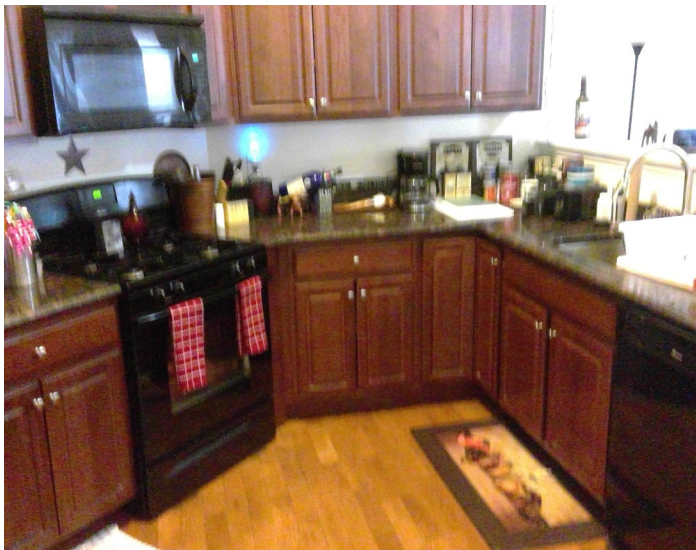


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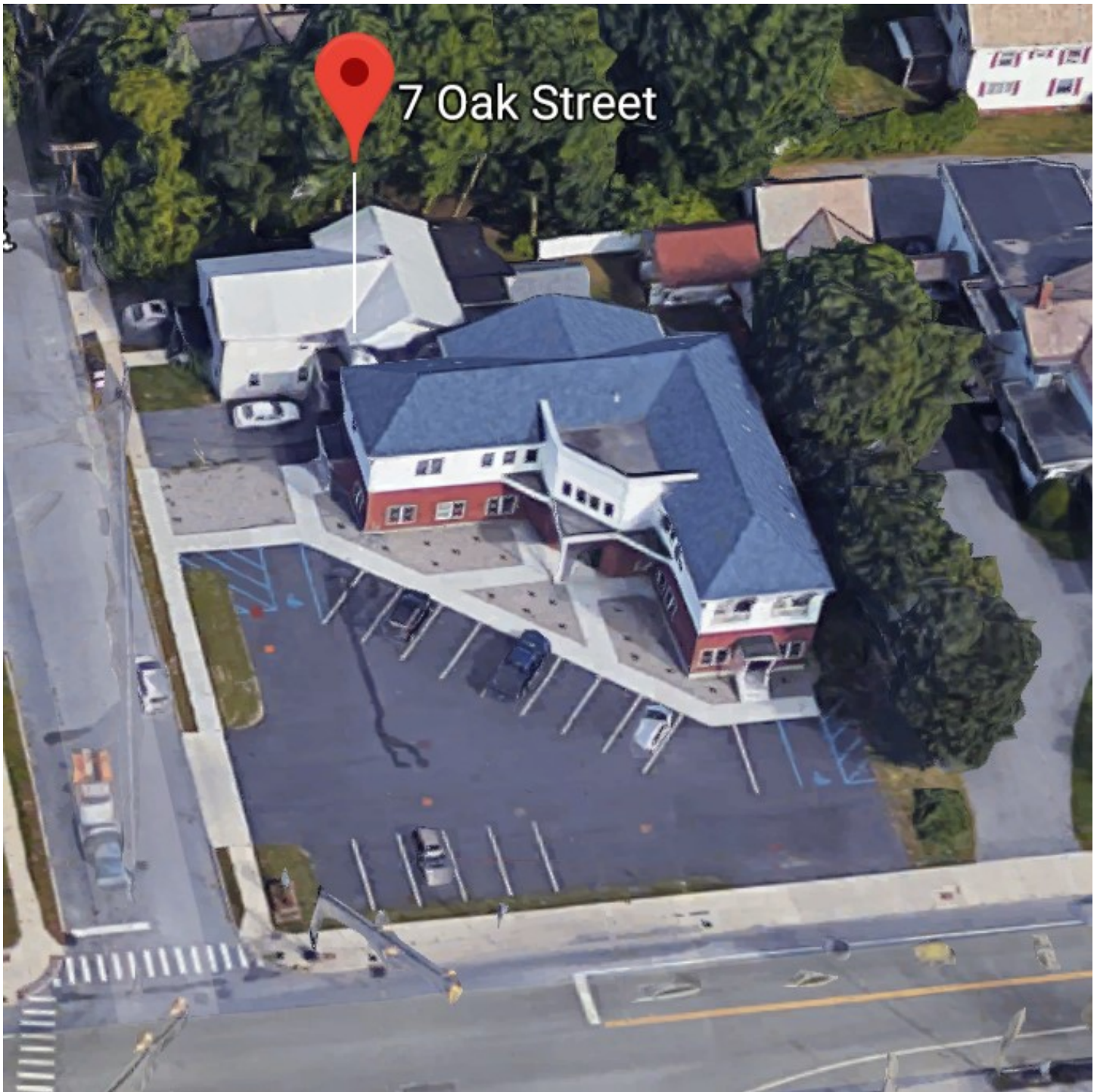


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## Aerial View



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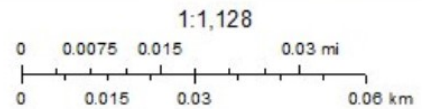
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# 7 Oak St.



February 13, 2018

- ☐ Parcels
- ☐ Town Boundaries



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# Property Description Report For: 7 Oak St, Municipality of Glens Falls

No Photo Available

		<b>Status:</b>	Active
		<b>Roll Section:</b>	Taxable
		<b>Swis:</b>	520500
		<b>Tax Map ID #:</b>	303.17-20-12
		<b>Property Class:</b>	480 - Mult-use bld
		<b>Site:</b>	COM 1
		<b>In Ag. District:</b>	No
		<b>Site Property Class:</b>	411 - Apartment
		<b>Zoning Code:</b>	R-M - Mult Fam Res
		<b>Neighborhood Code:</b>	00402
		<b>School District:</b>	Glens Falls Common
		<b>Total Assessment:</b>	2017 - \$545,000
<b>Total Acreage/Size:</b>	0.57	<b>Property Desc:</b>	2f-Res.&gar. 50x138
<b>Land Assessment:</b>	2017 - \$53,600		64.-2-9
<b>Full Market Value:</b>	2017 - \$707,792	<b>Deed Page:</b>	135
<b>Equalization Rate:</b>	2017 - 77.00%	<b>Grid North:</b>	1632390
<b>Deed Book:</b>	4670		
<b>Grid East:</b>	721752		

## Owners

Georgie MIR Corp  
6 Knights Bridge Rd  
Great Neck NY 11021

## Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
1/22/2013	\$180,000	411 - Apartment	Land & Building	Russell, Philip G	Yes	Yes	No	4670/135
12/30/1999	\$105,000	411 - Apartment	Land & Building	Raymond, Elizabeth F	Yes	Yes	No	1149/243

## Utilities

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

## Inventory

<b>Overall Eff Year Built:</b>	0	<b>Overall Condition:</b>	Normal
<b>Overall Grade:</b>	Average	<b>Overall Desirability:</b>	3

## Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories
0	0	0	0	Unfinished	1970	Normal	Economy	3439	2



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## Improvements

Structure	Size	Grade	Condition	Year	Replacement Cost
Porch-covered	96.00 sq ft	Average	Normal	1970	\$3,694
Porch-covered	5 x 9	Average	Normal	1970	\$2,402
Porch-covered	5 x 10	Average	Normal	1970	\$2,669
Porch-up cov	5 x 12	Average	Normal	1970	\$1,538
Gar-1.0 det	22 x 24	Average	Fair	1950	\$0

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## Special Districts for 2017

Description	Units	Percent	Type	Value
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

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## Exemptions

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

Year	Description	Amount
2017	City	\$10,181.69
2016	County	\$10,195.18
2016	School	\$9,559.30

**\*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”

