



Levack Real Estate, Inc.

For Sale: \$399,000 Commercial Development Opportunity



94 Main Street Queensbury, NY 12804

MLS #172622

Property Highlights

- ♦ Excellent corner lot on Main Street. With 3 Road Frontages
- ♦ House is sound and currently serves as an office. Garage is a shop.
- ♦ High Traffic Location.
- ♦ Great growth area adjacent I87 Exit 18



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



94 Main Street Queensbury, NY 12804

MLS #172622



Building Features

- ◆ 720 Office Sq. Ft. 500 WH Sq. Ft.
- ◆ Parcel: 0.55 Acres
- ◆ Parking: Private, Paved
- ◆ Water: Public Water
- ◆ Heat: Baseboard, Natural Gas
- ◆ Cool: Window Units
- ◆ Roof: Slate
- ◆ Exterior: Clapboard
- ◆ Garage: Detached 2 Car
- ◆ Estimated Taxes: \$4,317

Directions:

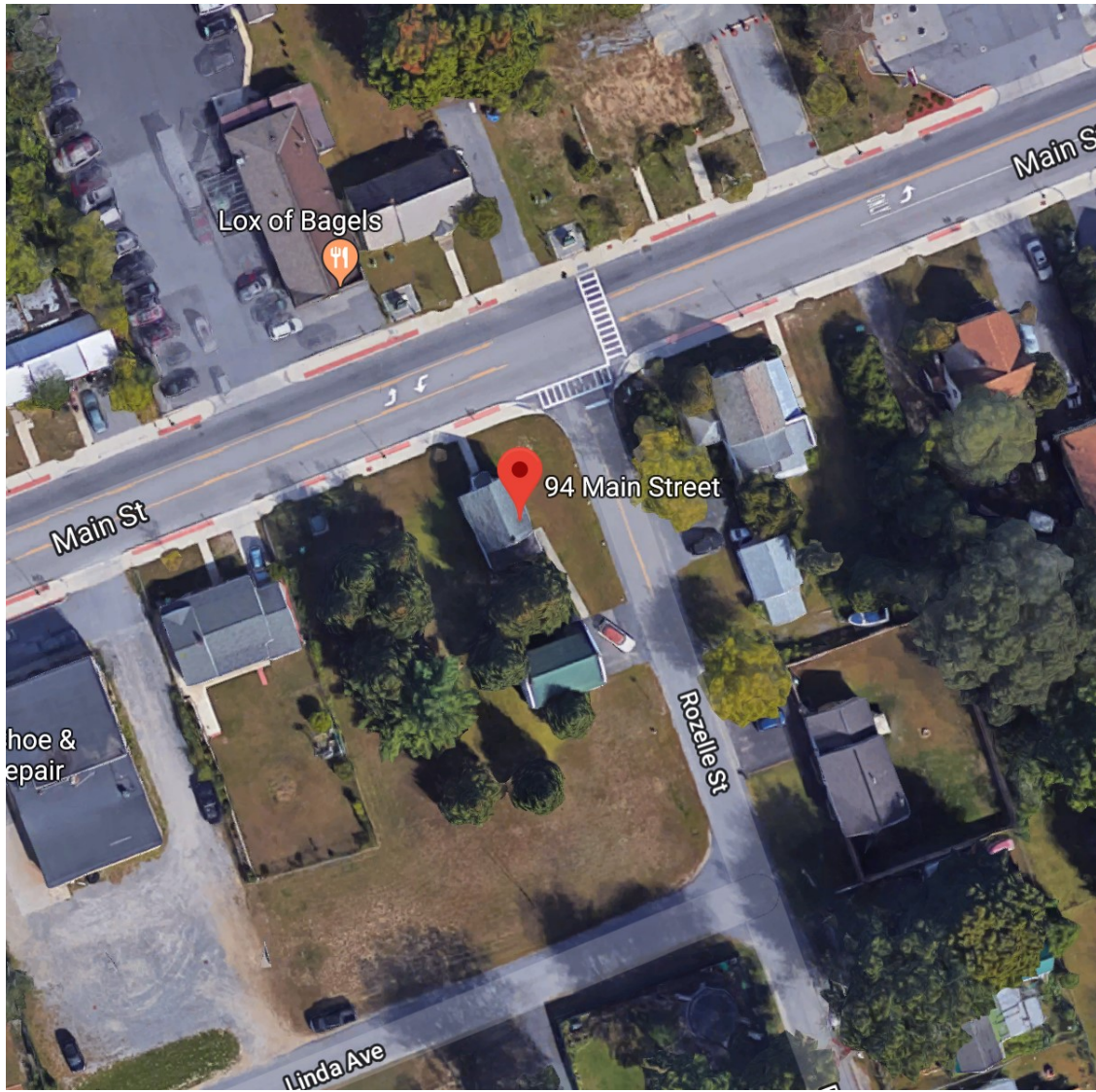
I 87 North to exit 18. Head east two blocks. Property on right across from Lox of Bagels.



Levack Real Estate, Inc.

R. Mark Levack
 33 Park Street Glens Falls, NY 12801
 Phone: 518-793-7600
 Fax: 518-793-7869
levackrealestate.com

Aerial View



Levack Real Estate, Inc.

R. Mark Levack
33 Park Street Glens Falls, NY 12801
Phone: 518-793-7600
Fax: 518-793-7869
levackrealestate.com



Property Description Report For: 94 Main St, Municipality of Queensbury



Status:	Active
Roll Section:	Taxable
Swis:	523400
Tax Map ID #:	309.14-1-9
Property Class:	210 - 1 Family Res
Site:	RES 1
In Ag. District:	No
Site Property Class:	210 - 1 Family Res
Zoning Code:	MS
Neighborhood Code:	00195 - Strips Busy Res
School District:	Queensbury
Total Assessment:	2018 - \$100,200
Total Acreage/Size:	0.55
Land Assessment:	2018 - \$38,500
Full Market Value:	2018 - \$100,200
Equalization Rate:	2018 - 100.00%
Deed Book:	3500
Grid East:	712096
Deed Page:	66
Grid North:	1627802
Property Desc:	Res. Ward 4 119'rf,185'rf&168'rf 3 roads

Area

Living Area:	880 sq. ft.	First Story Area:	640 sq. ft.
Second Story Area:	0 sq. ft.	Half Story Area:	240 sq. ft.
Additional Story Area:	0 sq. ft.	3/4 Story Area:	0 sq. ft.
Finished Basement:	0 sq. ft.	Number of Stories:	1.5
Finished Rec Room	0 sq. ft.	Finished Area Over Garage	0 sq. ft.

Structure

Building Style:	Old style	Bathrooms (Full - Half):	1 - 0
Bedrooms:	3	Kitchens:	1
Fireplaces:	0	Basement Type:	Full
Porch Type:	Porch-covered	Porch Area:	30.00
Basement Garage Cap:	0	Attached Garage Cap:	0.00 sq. ft.
Overall Condition:	Normal	Overall Grade:	Average
Year Built:	1932		

Owners

Mary Jane Canale
28 Fox Hollow Ln
Queensbury NY 12804

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
1/3/2008	\$2,000	210 - 1 Family	Land Only	Canale, Mary	No	No	No	3500/66



Levack Real Estate, Inc.

R. Mark Levack
33 Park Street Glens Falls, NY 12801
Phone: 518-793-7600
Fax: 518-793-7869
levackrealestate.com

Utilities

Sewer Type:	Private	Water Supply:	Comm/public
Utilities:	Gas & elec	Heat Type:	Hot wtr/stm
Fuel Type:	Natural Gas	Central Air:	No

Improvements

Structure	Size	Grade	Condition	Year	Replacement Cost
Porch-coverd	5 × 6	Average	Normal	1932	\$1,581
Gar-1.5 det	26 × 32	Average	Normal	1942	\$35,643

Special Districts for 2018

Description	Units	Percent	Type	Value
EM001-Emergency medical	0	0%		0
FP007-Fire protection	0	0%		0
LB001-Crandall library dst	0	0%		0
LT007-W.queensbury light	0	0%		0
SE020-West Qby Sewer Dist	3	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	\$2,762.14
2016	County	\$1,113.77
2016	School	\$1,554.93

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



Levack Real Estate, Inc.

R. Mark Levack
33 Park Street Glens Falls, NY 12801
Phone: 518-793-7600
Fax: 518-793-7869
levackrealestate.com

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”

