



Levack Real Estate, Inc.

For Sale: \$3,150,000 Commercial Opportunity



25 Willowbrook Rd. Queensbury, NY 12804

MLS # 174106

Property Highlights

- ◆ Multi Tenanted Professional/ Medical Office Building
- ◆ Fully Leased Investment Opportunity
- ◆ Daily Traffic Count 11,377
- ◆ Financials Available upon request



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
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Building Features

- ◆ 36,016 Sq. Ft.
- ◆ Parcel: 4.81 Acres
- ◆ Parking: Private, Paved
- ◆ Water: Public Water
- ◆ Sewer: Public Sewer
- ◆ Heat: Warm Air, Natural Gas
- ◆ Cool: Central/Electric
- ◆ Roof: Asphalt
- ◆ Exterior: Brick Veneer, Vinyl Siding
- ◆ Elevator
- ◆ Estimated Taxes: \$96,869.40

Directions:

I 87 North to exit 19. Head east on route 254 to Bay Road. Property located on the corner of Bay Road and Willowbrook Road.



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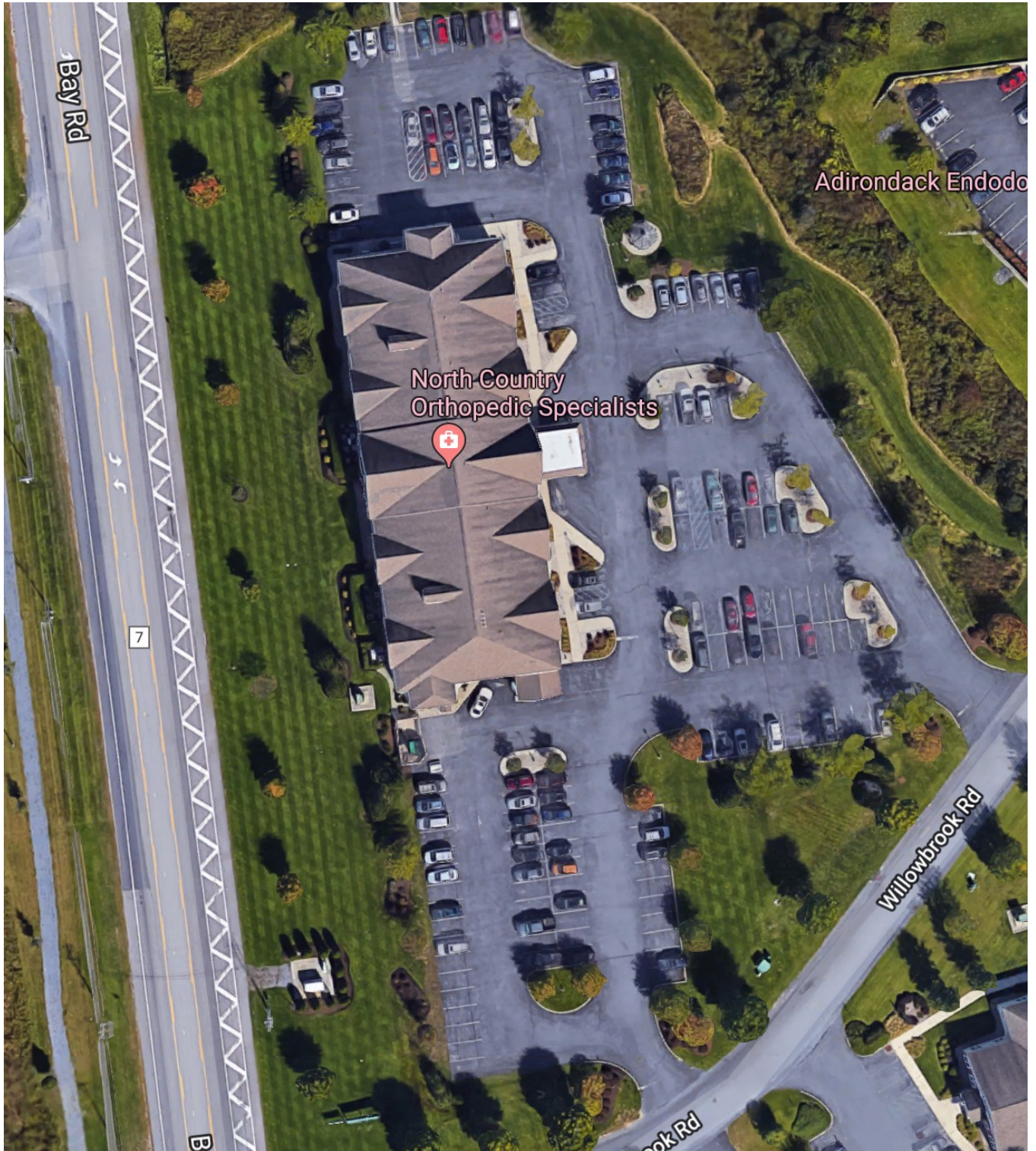
Pictures



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Aerial View



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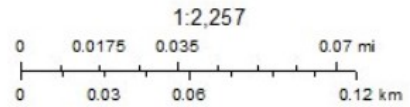
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25 Willowbrook Rd.



June 15, 2018

- Parcels
- Town Boundaries



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Property Description Report For: 25 Willowbrook Rd, Municipality of Queensbury



Status: Active
Roll Section: Taxable
Swis: 523400
Tax Map ID #: 296.12-1-37.1
Property Class: 465 - Prof. bldg.
Site: COM 1
In Ag. District: No
Site Property Class: 465 - Prof. bldg.
Zoning Code: O
Neighborhood Code: 00405 - Comm Bay/SQ/Dix
School District: Queensbury
Total Assessment: 2018 - Tentative \$3,373,600
 2017 - \$4,379,700
Property Desc: North County Sports Medicine Ward 2
Deed Page: 333
Grid North: 1644715

Total Acreage/Size: 4.81
Land Assessment: 2018 - Tentative \$491,000
 2017 - \$491,000
Full Market Value: 2018 - Tentative \$3,373,600
 2017 - \$4,379,700
Equalization Rate: ----
Deed Book: 1288
Grid East: 717112

Owners

Schermerhorn Comm.
 Holdings
 536 Bay Rd., Suite 2
 Queensbury NY 12804

Sales

No Sales Information Available

Utilities

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

Inventory

Overall Eff Year Built: 0
Overall Grade: Average
Overall Condition: Normal
Overall Desirability: 3

Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories
100	0	100	1		2003	Normal	Average+	36016	2

Improvements



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Structure	Size	Grade	Condition	Year
Porch-covered	24 × 16	Average	Normal	2002
Elev-freight	1000 × 0	Average	Normal	2002
Pavng-asphlt	66,925.00 sq ft	Average	Normal	2002

Special Districts for 2018 (Tentative)

Description	Units	Percent	Type	Value
EM001-Emergency medical	0	0%		0
FP007-Fire protection	0	0%		0
LB001-Crandall library dst	0	0%		0
LT010-Queensbury lighting	0	0%		0
SE025-Qby Consolidated SSD	39.13	0%		0
WT013-Queensbury water	0	0%		0

Special Districts for 2017

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LB001-Crandall library dst	0	0%		0
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SE025-Qby Consolidated SSD	39.13	0%		0
WT013-Queensbury water	0	0%		0

Taxes

Year	Description	Amount
2018	County	\$28,351.07
2017	County	\$28,262.82
2017	School	\$69,309.73

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



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President



For nearly 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”

