



Levack Real Estate, Inc.

For Sale: \$475,000 Commercial Opportunity



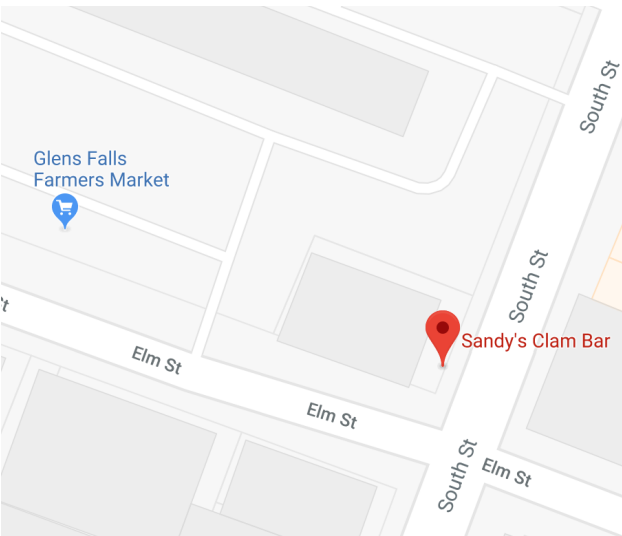
41 South St. Glens Falls, NY 12801

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



41 South St. Glens Falls, NY 12801



Directions:

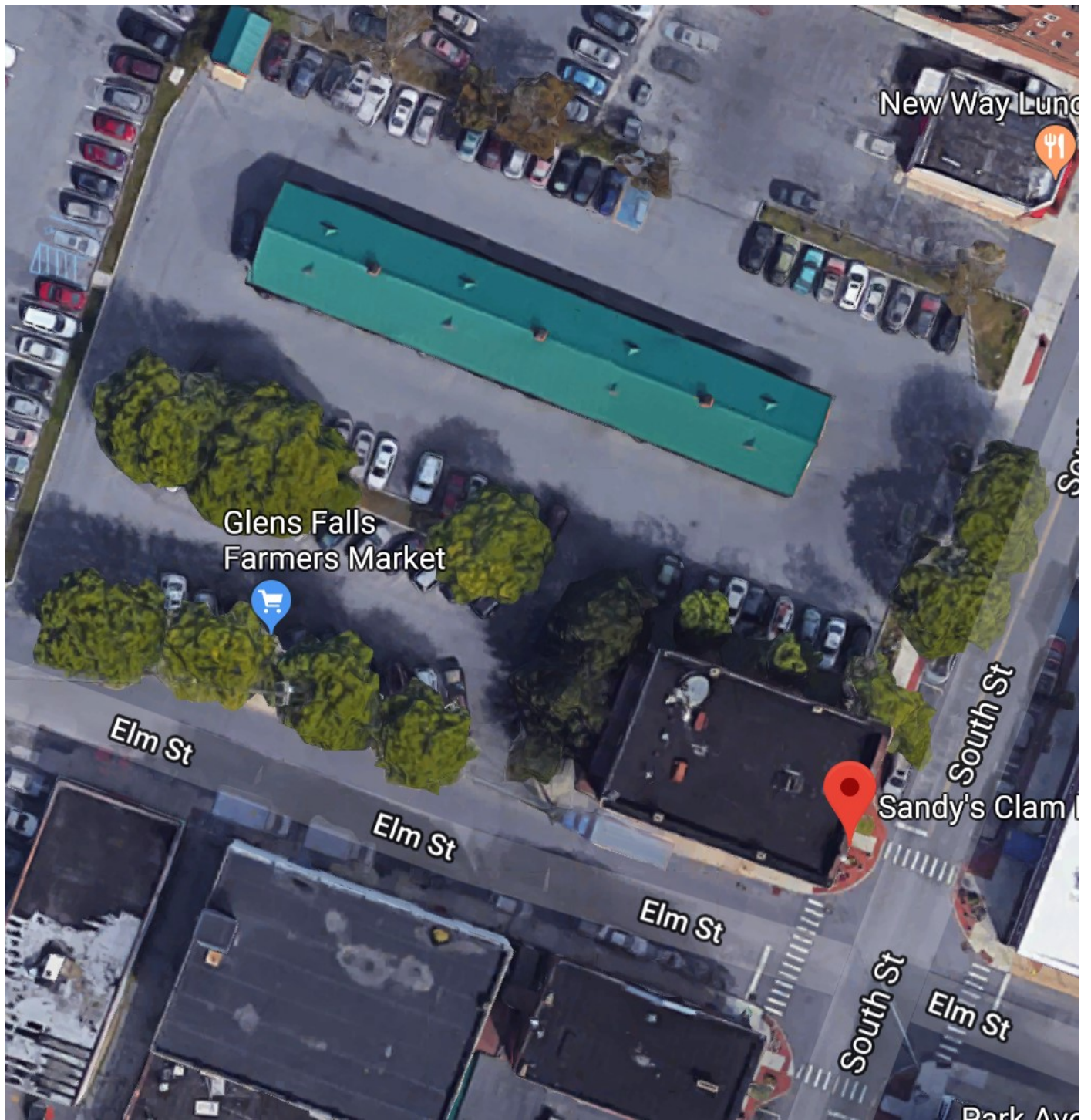
I 87 North to exit 18. Head east on Main Street, veer left onto South Street.



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Aerial View



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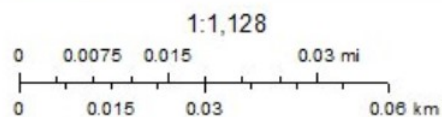
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41 South St.



January 25, 2018

- ☐ Parcels
- ☐ Town Boundaries



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Property Description Report For: 41 South St, Municipality of Glens Falls

No Photo Available

		Status:	Active
		Roll Section:	Taxable
		Swis:	520500
		Tax Map ID #:	302.20-27-1
		Property Class:	482 - Det row bldg
		Site:	COM 1
		In Ag. District:	No
		Site Property Class:	482 - Det row bldg
		Zoning Code:	CCD
		Neighborhood Code:	00401
		School District:	Glens Falls
		Total Assessment:	2017 - \$210,000
Total Acreage/Size:	0.09	Property Desc:	BID 60.-4-17
Land Assessment:	2017 - \$48,000	Deed Page:	253
Full Market Value:	2017 - \$272,727	Grid North:	1631993
Equalization Rate:	2017 - 77.00%		
Deed Book:	5374		
Grid East:	719060		

Owners

Richard Mozal
16 Founders Way
Queensbury NY 12804

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
5/27/2016	\$0	482 - Det row bldg	Land & Building	Glens Falls, City of	No	No	No	5374/253
4/27/2016	\$1	482 - Det row bldg	Land & Building	Mozal, Richard J	No	No	Yes	5345/178

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
33	0	0	0	Unfinished	1970	Normal	Average	9936	3



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Improvements

Structure	Size	Grade	Condition	Year	Replacement Cost
Cold stor rm	210 × 2	Average	Fair	1980	\$31,521

Special Districts for 2017

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	\$7,380.35
2016	County	\$9,894.36
2016	School	\$4,835.75

***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”

