



# Levack Real Estate, Inc.

## For Sale: \$450,000 Commercial Opportunity



## 41 South St. Glens Falls, NY 12801

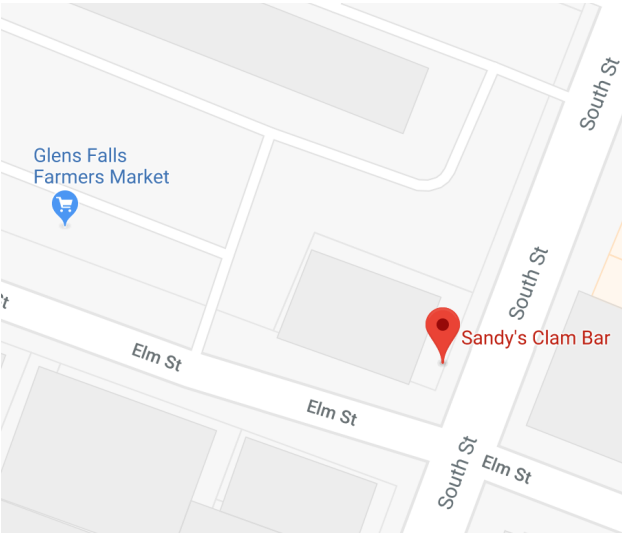
*All information deemed reliable but not guaranteed.*

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

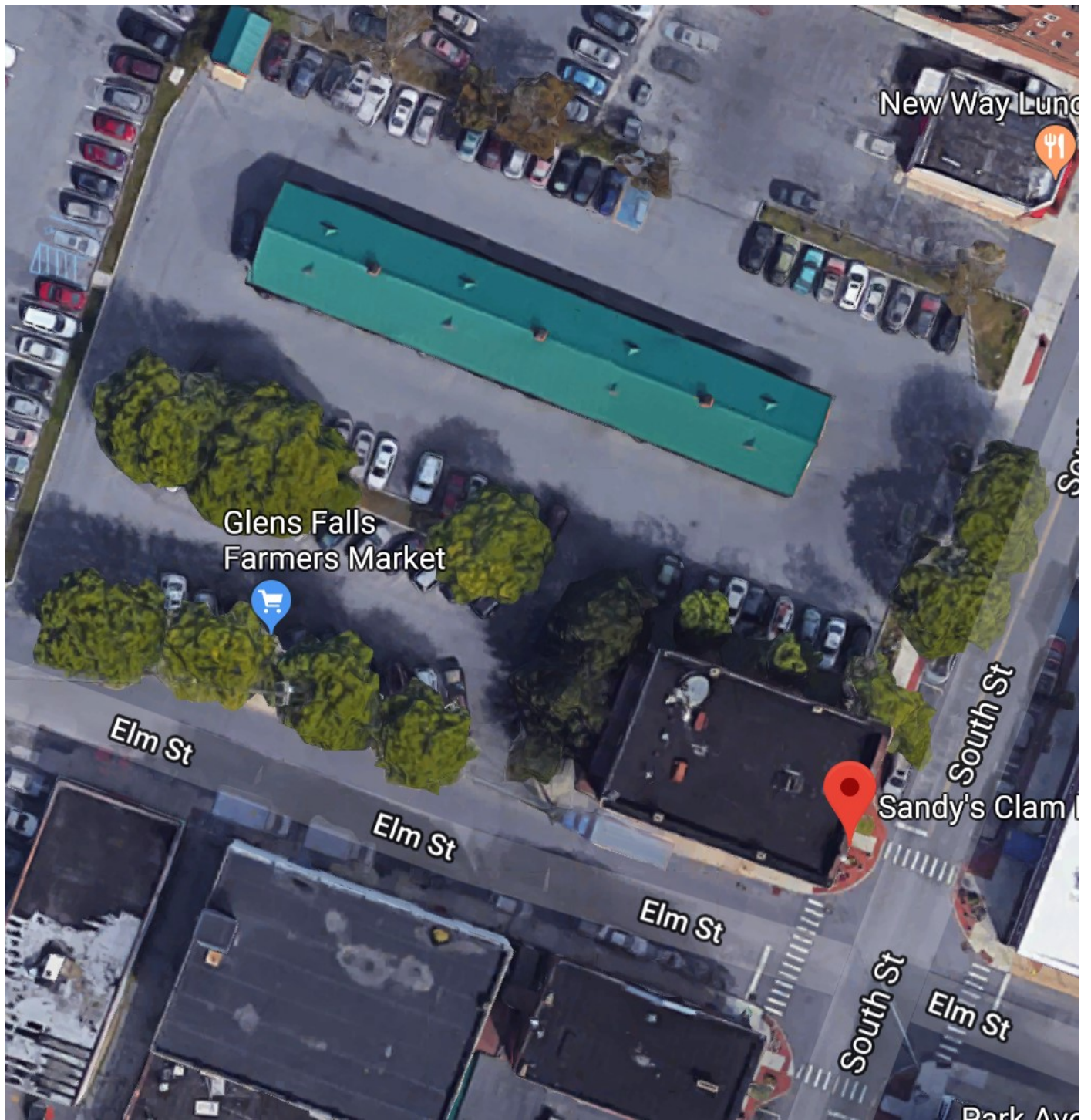


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## Aerial View



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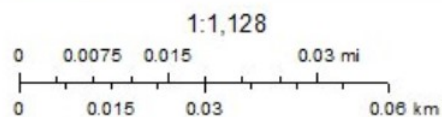


# 41 South St.



January 25, 2018

- ☐ Parcels
- ☐ Town Boundaries



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

No Photo Available

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

<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
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

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## 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

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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	\$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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**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.



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“Professional Realtors for a growing community”

