



Levack Real Estate, Inc.

Commercial/Professional For Sale: \$265,000



32 S Western Ave, Glens Falls, NY 12801

Property Highlights

- ♦ Tremendous office location, with close proximity to I-87 N and downtown Glens Falls.
- ♦ Sound office building with private paved parking lot.
- ♦ 1,664 SF of space located on a 0.32 acre parcel.
- ♦ Estimated annual taxes: \$4,922.

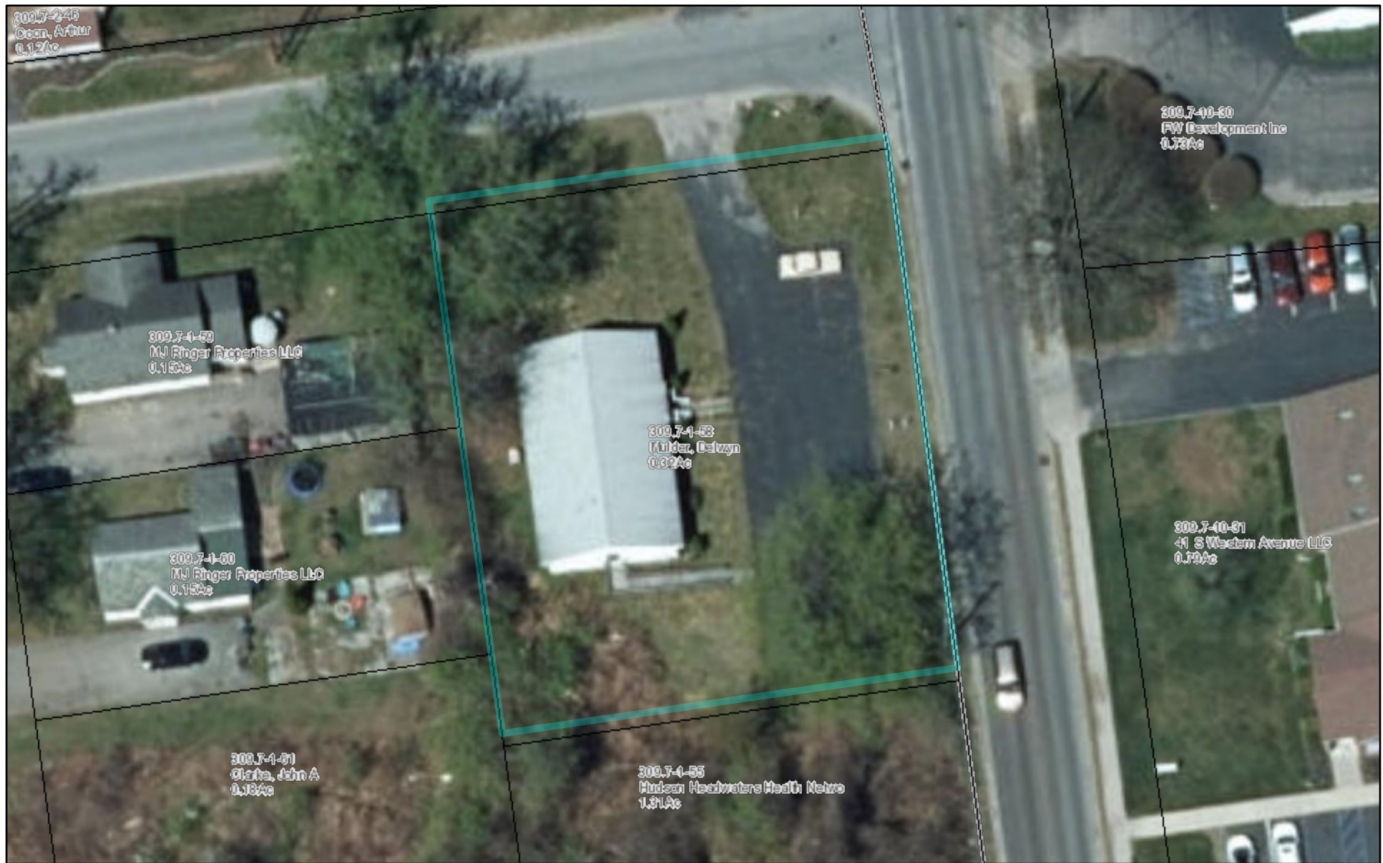


R. Mark Levack
33 Park Street Glens Falls, NY 12801
Phone: 518-793-7600
Fax: 518-793-7869
levackrealestate.com

All information deemed reliable but not guaranteed.

Aerial View

32 Western Ave, South



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Property Description Report For: 32 Western Ave. South, Municipality of Queensbury



Status:	Active	School District:	Glens Falls
Roll Section:	Taxable	Total Assessment:	2019 - Tentative \$199,100 2018 - \$199,100
Swis:	523400		
Tax Map ID #:	309.7-1-58		
Property Class:	464 - Office bldg.		
Site:	COM 1		
In Ag. District:	No		
Site Property Class:	464 - Office bldg.		
Zoning Code:	O		
Neighborhood Code:	00402 - Comm Country		
Total Acreage/Size:	0.32		
Land Assessment:	2019 - Tentative \$66,000 2018 - \$66,000		
Full Market Value:	2019 - Tentative \$199,100 2018 - \$199,100		
Equalization Rate:	----	Property Desc:	Lawyer's Office Ward 2 117.-8-2
Deed Book:	1330	Deed Page:	56
Grid East:	714680	Grid North:	1630882

Owners

Delwyn Mulder
34 Helen Dr
Queensbury NY 12804

Jean Mulder
34 Helen Dr
Queensbury NY 12804

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
3/31/2003	\$0	464 - Office bldg.	Land & Building	Mulder, Delwyn J	No	No	No	1330/56

Utilities

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

Inventory

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



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Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories
100	0	0	0	Unfinished	1988	Normal	Average	1664	1

Site Uses

Use	Rentable Area (sqft)	Total Units
Walk-up off	1,664	0
Non-contrib	1,664	0

Improvements

Structure	Size	Grade	Condition	Year
Porch-open/deck	208.00 sq ft	Average	Normal	1988
Porch-open/deck	48.00 sq ft	Average	Normal	1988
Pavng-asphlt	3924 x 4	Average	Normal	1988

Land Types

Type	Size
Primary	0.32 acres

Special Districts for 2019 (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
LT007-W.queensbury light	0	0%		0
WT013-Queensbury water	0	0%		0

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
WT013-Queensbury water	0	0%		0



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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.



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“Professional Realtors for a growing community”

