

LISTING DETAIL - Commercial

Status ACTIVE
AltType LAND
Address 675 COUNTY ROUTE 58
Address 2
City Colton
State NY
Zip 13625
County ID ST LAWRENCE
Class COMMERCIAL
Price \$350,000

Allegheny Veneer Inc.

Mark Lea

Mobile: 970-846-7848

Corry Office: 814-664-7649

GENERAL

Acres	47.60	Zoning	RURAL	Tax Assessments	\$18,700.00
Agreement Type	Excl Right to Sell	Irregular Lot		Est Annual Taxes	\$9,400.00
Latitude		Lot Dimensions	47.6 Acres	Est Sq Ft	16,480.00
Longitude		Number of Stories	1	Office Sq Ft	280.00
Township ID	Parishville	Year Built	2002	Warehouse Sq Ft	16,200.00
School District ID	Parishville-Hopkinton Central School District	Full Baths		Municipa Inspection Req.	N
Garage Type		Half Baths	1	Ceiling Height	
# of Garages		Total Bedrooms		Tax Parcel Num	91.004-1-5
Garage Spaces		Year Inspected		2nd Tax Parcel Number	
Deed Restrictions		Number of Electric Meters		Color	GREY & GREEN
Water Frontage		Number of Water Meters			
Style	Commercial	Number of Bays			
Body of Water		Number of Gas Meters			
Main Road Frontage	977	Number of Parking Spaces			
		Total Buildings	3		

FEATURES

CONSTRUCTI ON Corrugated Steel Walled
EXTERIOR Machine shed, Outdoor lights,
Storage/out-building(s)
FOUNDATION Slab foundation

LOT Level lot
ROOF Metal roof

SHOWING INSTRUCTIONS Agent Must
 Accompany, Call for Appointment, Other - See
 Remarks
STORIES Single level
STYLE Commercial, Industrial
UTILITIES Electricity, Telephone

DIRECTIONS

From Potsdam, NY proceed South on State Highway 56 through Colton, turn LEFT onto County Route 58 (Pleasant Street). Property is approx. 3+ Miles on LEFT at SIGN.

DESCRIPTION

****675 COUNTY ROUTE 58, COLTON, NEW YORK**NEWER BUILT COMMERCIAL TYPE COMPLEX WITH METAL/SLAB BUILDINGS ON 47.60 ACRES LOCATED IN THE TOWN OF PARISHVILLE**This Property FEATURES a (4) Season Quality (11) Acre Gravel Yard Area with Extensive Drainage Improvements. Located on this Year-round Envelope are a 13,800 Square Foot Open Floor Warehouse Type Building with (4) Large Bay Doors, a 2,400 Square Foot Equipment/Storage Building, and a 280 Square Foot Office. There is also a Wide Entrance Driveway easily accessing the Well Maintained County Highway. The Remainder of the Property is Comprised of Mostly Woods, Some Sand & Gravel Resources, and some Wetlands.**This Location was previously used as a Sawmill Site, and then a Log Concentration Yard most recently.**THIS SITE IS CENTRALLY LOCATED IN ST. LAWRENCE COUNTY, NEW YORK & IS APPROX. (1) Hr. from OGDENSBURG, (2) Hrs. from PLATTSBURGH, (2 1/2) Hrs. from WATERTOWN, (3 1/2) Hrs. from SYRACUSE, & (1) Hr. from CORNWALL, ONTARIO, CANADA**Please Do Not Walk This Site Yourself, Showings Gladly Provided to Qualified Buyers****

This information is deemed reliable, but not guaranteed.

08/07/2013