



# FOR LEASE/SALE: WAREHOUSE PROPERTY

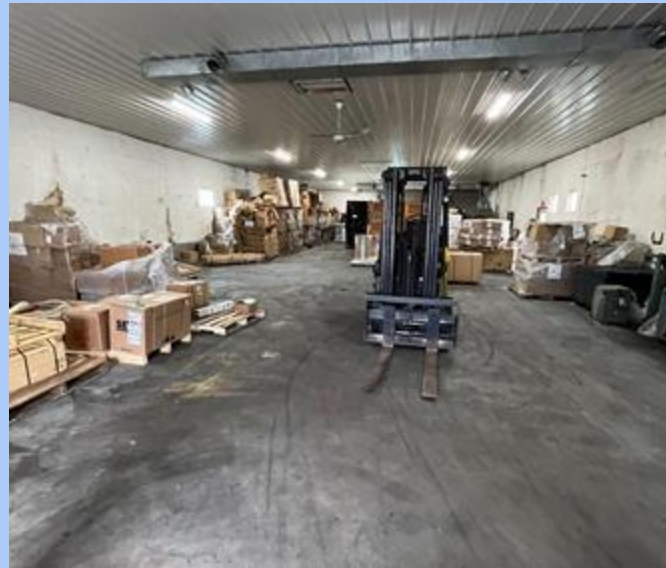
2330 STATE ROUTE 11 MOOERS, NY 12958

**COMPETITIVE LEASE RATES**

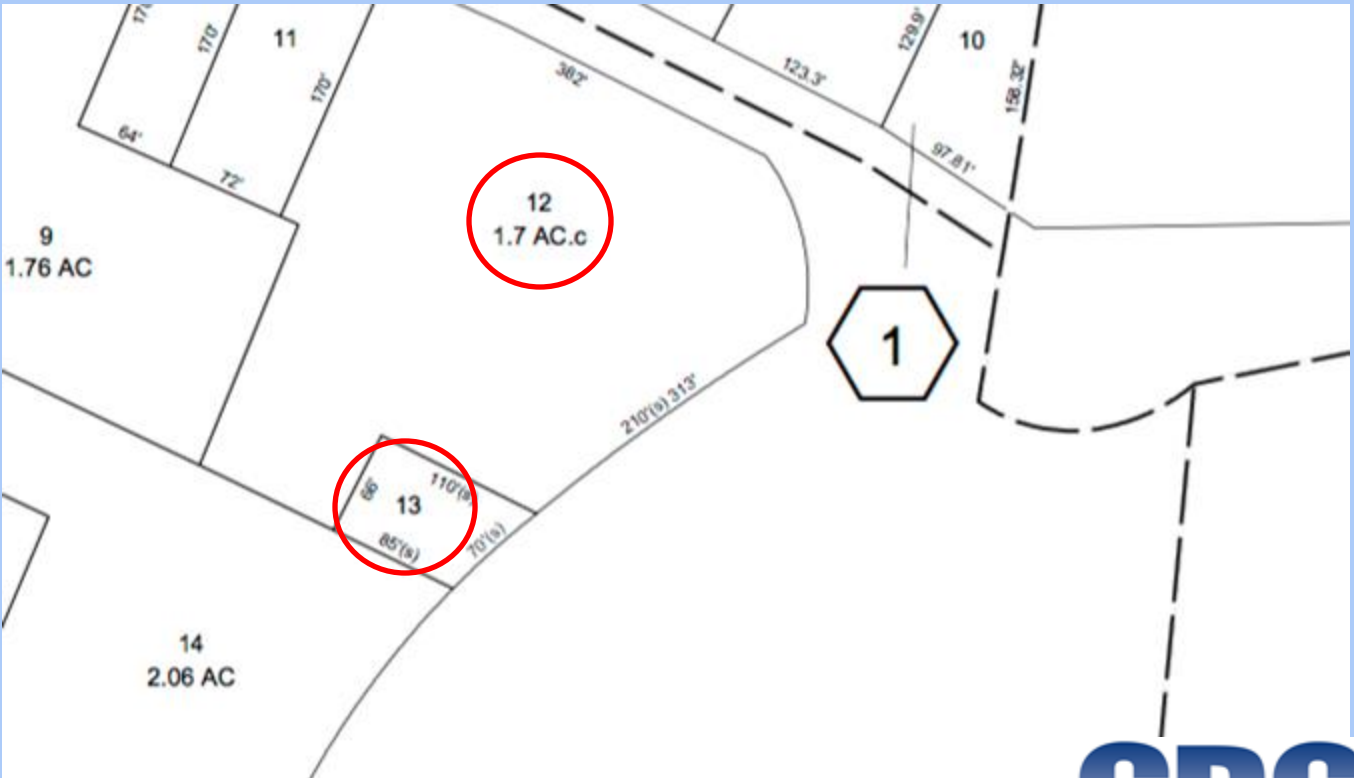
**PRESENTED BY:**  
CDC REAL ESTATE INC.  
30 BRIDGE ROAD SUITE 111 ROUSES POINT, NY 12979  
800-545-8125 [WWW.CDCREALESTATE.COM](http://WWW.CDCREALESTATE.COM)  
LICENSED NYS BROKER

## PROPERTY DETAILS

- Located at 2330 Route 11 Mooers, NY
- 7,444 +/- SF total between two buildings.
  - 4,000 SF building has 2 OH Doors 10' high to exterior loading dock . Ceiling heights are approx. 11'8". Metal roof. No heat or restroom- but could be added.
  - 3,444 +/- SF building with some mezzanine storage and dock doors. This building is heated with restrooms.
- Total of 1.87 +/- AC on two parcels
- Ample parking
- High traffic road
- This property is less than 5 miles from the U.S.-Canadian border and Interstate-87
- This site is less than 15 minutes from Bridge to Vermont



# AERIAL MAPS



# COUNTY REPORT



Navigation Tax Maps | DTF Links Assessment Info

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## Property Description Report For: 2332 Rt 11, Municipality of Town of Mooers

What do you want in the report?

- Owners
- Utilities
- Buildings
- Improvements
- Special Districts
- Sales
- Inventory
- Site Uses
- Land Types
- Exemptions

Print Report



**Status:** Active  
**Roll Section:** Taxable  
**Swis:** 093800  
**Tax Map ID #:** 30.16-3-13  
**Property Class:** 449 - Other Storage  
**Site:** COM 1  
**In Ag. District:** No  
**Site Property Class:** 449 - Other Storage  
**Zoning Code:** -  
**Neighborhood Code:** 38401  
**School District:** Northeastern Clinton  
**Total Assessment:** 2023 - \$100,000  
**Property Desc:** Lot 68 Ref Tr Pate  
**Deed Page:** 43161  
**Grid North:** 2235912

**Total Acreage/Size:** 70 x 110  
**Land Assessment:** 2023 - \$15,300  
**Full Market Value:** 2023 - \$100,000  
**Equalization Rate:** 2023 - 100.00%  
**Deed Book:** 20112  
**Grid East:** 730651

### Owners

Kotchounian Family Trust P.O. Box 402 2330 Rt 11 Mooers NY 12958	Hrair Kotchounian as Trustee P.O. Box 402 2330 Rt 11 Mooers NY 12958	Anoush Kotchounian as Trustee P.O. Box 402 2330 Rt 11 Mooers NY 12958
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### Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
9/6/2011	\$1	449 - Other Storage	Land & Building	Kotchounian, Hrair	No	No	Yes	20112/43161

### Utilities

**Sewer Type:** None  
**Utilities:** Electric  
**Water Supply:** None

### Inventory

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

### Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Eff Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories	Num Indent Bldgs
0	0	0	0		1990		Normal	Average	4000	1	1

### Improvements

Structure	Size	Grade	Condition	Year
Ovrhdoor-com	100.00 sq ft	Average	Normal	1990
Ld dock-st/c	600.00 sq ft	Average	Normal	1990

### Special Districts for 2023

Description	Units	Percent	Move Tax	Taxable
AB007-Mooers Ambul Dist	0	0%	0	100000
FD017-Mooers Fire Prot	0	0%	0	100000
LT033-Mooers Light #2	0	0%	0	100000
SD001-Mooers Sidewalk Dist	0	0%	0	100000

### Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
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### Taxes

Year	Description	Amount
2023	County	\$861.29
2023	School	\$1,690.36
2022	County	\$1,048.82
2022	School	\$1,787.48

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



# COUNTY REPORT



Navigation Tax Maps | DTF Links Assessment Info

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## Property Description Report For: 2330 Rt 11, Municipality of Town of Mooers

What do you want in the report?

- Owners
- Utilities
- Buildings
- Improvements
- Special Districts
- Sales
- Inventory
- Site Uses
- Land Types
- Exemptions

Print Report



**Status:** Active  
**Roll Section:** Taxable  
**Swis:** 093800  
**Tax Map ID #:** 30.16-3-12  
**Property Class:** 449 - Other Storage  
**Site:** COM 1  
**In Ag. District:** No  
**Site Property Class:** 449 - Other Storage  
**Zoning Code:** 01  
**Neighborhood Code:** 38401  
**School District:** Northeastern Clinton  
**Total Assessment:** 2025 - \$237,800  
**Property Desc:** Lot 68 Ref Tr Pate  
**Deed Page:** 43161  
**Grid North:** 2236070

**Total Acreage/Size:** 1.70  
**Land Assessment:** 2025 - \$75,000  
**Full Market Value:** 2025 - \$237,800  
**Equalization Rate:** 2025 - 100.00%  
**Deed Book:** 20112  
**Grid East:** 730697

### Owners

Kotchouanian Family Trust  
P.O. Box 402  
2330 Rt 11  
Mooers NY 12958

Hrair Kotchouanian as Trustee  
P.O. Box 402  
2330 Rt 11  
Mooers NY 12958

Anoush Kotchouanian as Trustee  
P.O. Box 402  
2330 Rt 11  
Mooers NY 12958

### Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Add. Parcels	Deed Book and Page
9/6/2011	\$1	449 - Other Storage	Land & Building	Kotchouanian, Hrair	No	No	Yes	20112/43161

### Utilities

**Sewer Type:** Private  
**Utilities:** Electric

**Water Supply:** Private

### Inventory

**Overall Eff Year Built:** 0  
**Overall Grade:** Economy

**Overall Condition:** Normal  
**Overall Desirability:** 2

### Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Eff Year Built	Condition	Quality	Gross Floor Area (sqft)	Num Stories	Num Bldgs
0	0	0	0		1966		Normal	Economy	8930	1	1
0	0	0	0		1946		Normal	Economy	667	1	1

### Improvements

Structure	Size	Grade	Condition	Year
Walks-concr	1042 x 6	Average	Normal	1981
Ld dock-st/c	84.00 sq ft	Average	Fair	1977
Ovrhdoor-com	80.00 sq ft	Average	Normal	1985

### Special Districts for 2025

Description	Units	Percent	Move Tax	Taxable
AB007-Mooers Ambul Dist	0	0%	0	237800
FD017-Mooers Fire Prot	0	0%	0	237800
LT033-Mooers Light #2	0	0%	0	237800
SD001-Mooers Sidewalk Dist	0	0%	0	237800

### Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
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### Taxes

Year	Description	Amount
2025	County	\$5,918.81
2025	School	\$3,662.56
2024	County	\$1,412.03
2024	School	\$3,809.32

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



PRESENTED BY:



30 Bridge Road Suite 111 Rouses Point, NY 12979

PH: 800-545-8125 FX: 518-297-3264

[www.cdcrealestate.com](http://www.cdcrealestate.com)

Licensed NYS Broker



Matthew T. Boire

Licensed NYS Broker

[Matt@cdcrealestate.com](mailto:Matt@cdcrealestate.com)



Alexandra L. Barie

Licensed NYS Assoc. Broker

[Alex@cdcrealestate.com](mailto:Alex@cdcrealestate.com)