

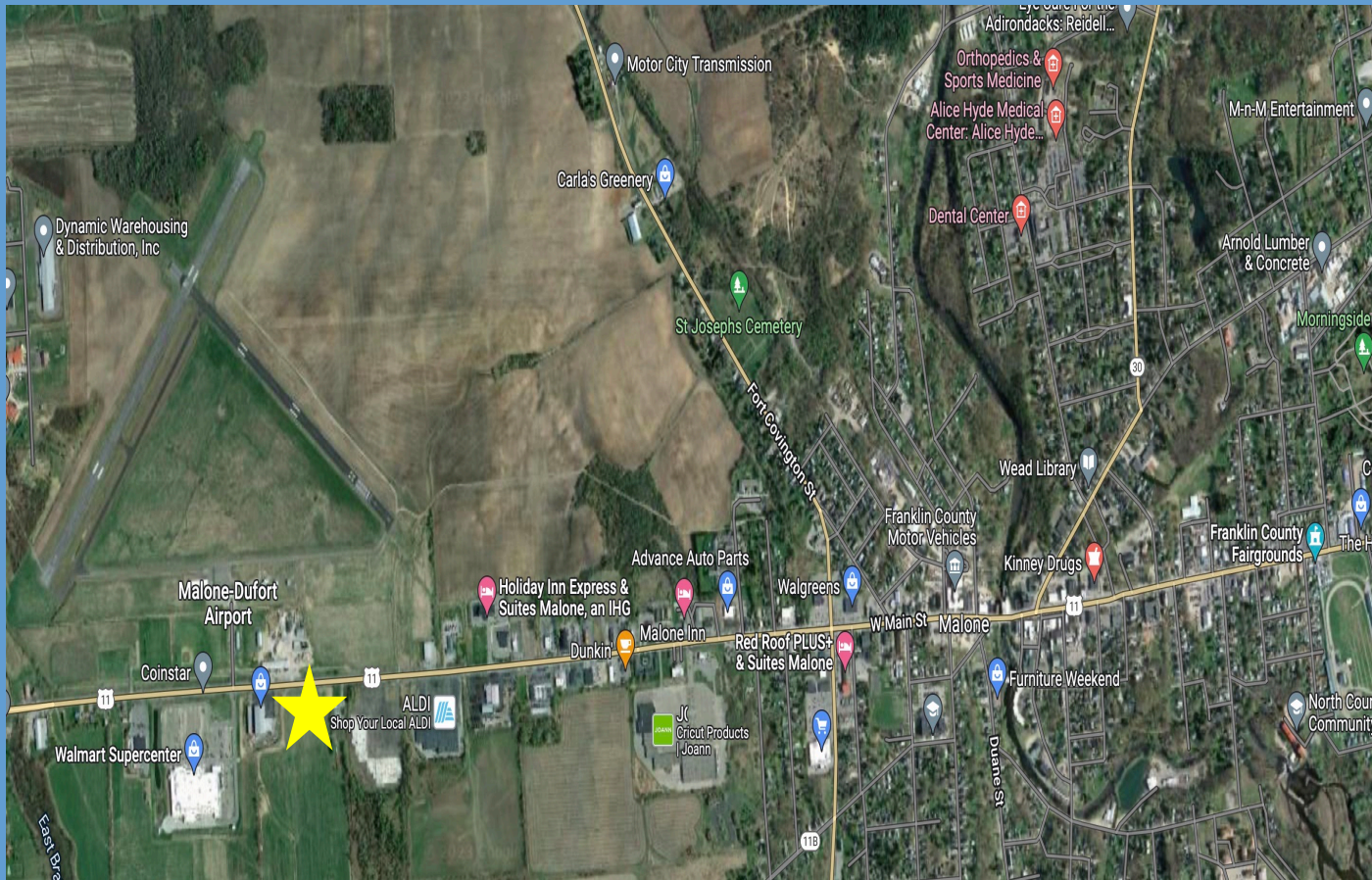


**FOR SALE:
DEVELOPMENT LAND
MALONE, NY**

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

DEVELOPMENT LAND

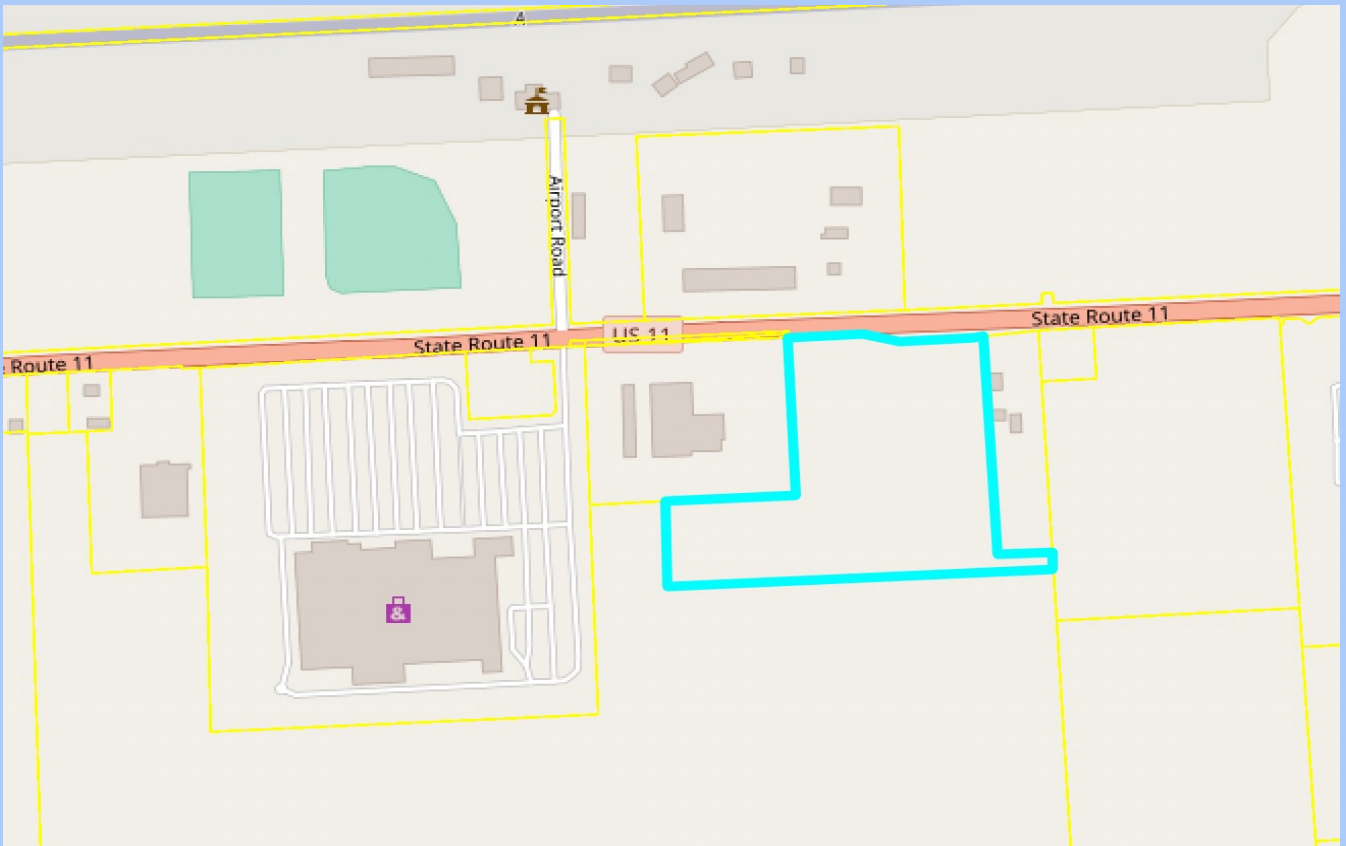
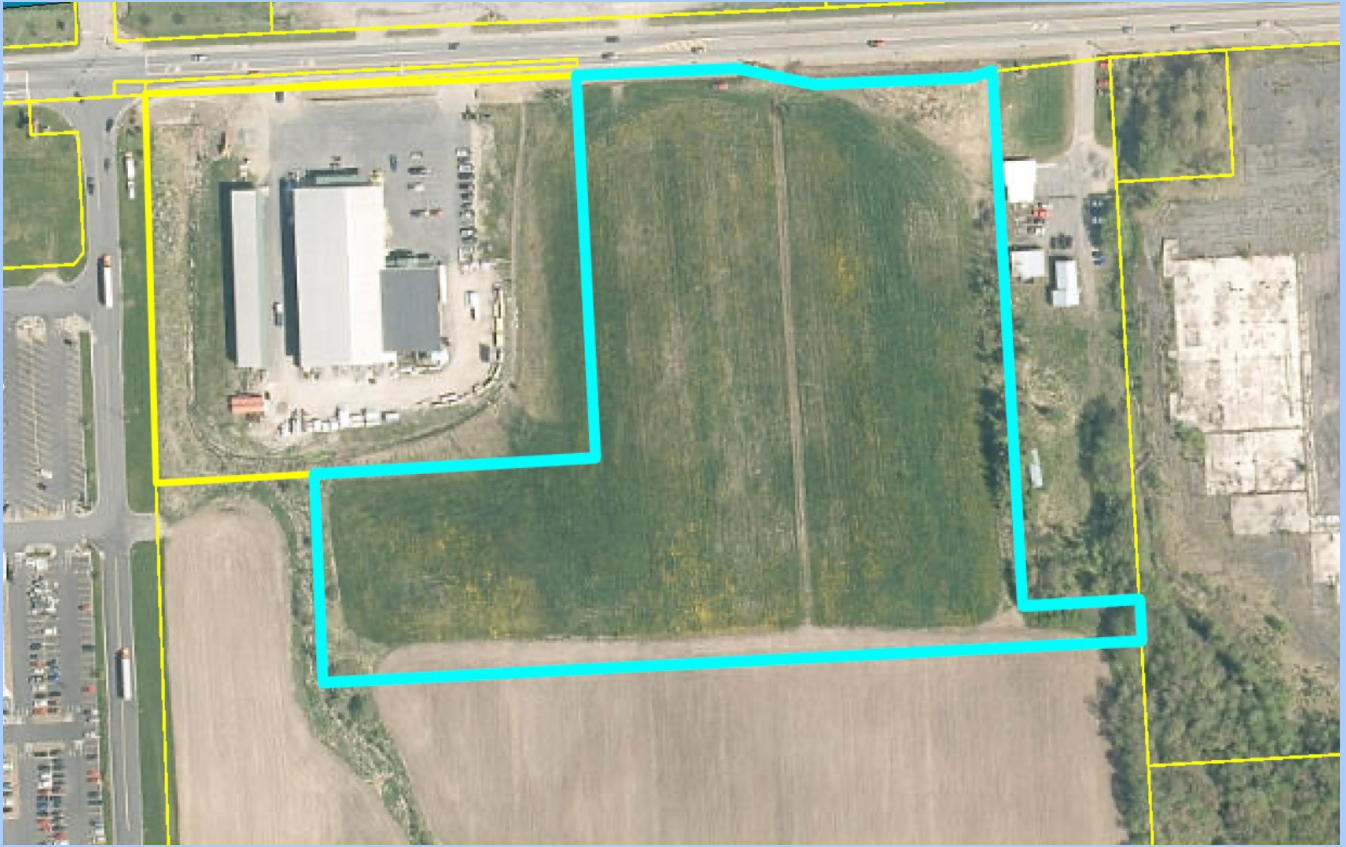
SITE IS NEIGHBOR TO LARGE RETAILERS



- 10.80 +/- AC
- Over 500' of frontage on highly trafficked Route 11
- Fully cleared
- Public water available
- Zoned Commercial General
- Average annual daily traffic (2019): 5,202
- Adjacent to Walmart Supercenter, Ward Lumber, Malone Airport, and in the path of progress with restaurant chains, retail, large new housing development, and much more.



AERIAL MAPS



COUNTY REPORT



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Property Description Report For: State Route 11 (W), Municipality of Malone

No Photo Available

Total Acreage/Size: 10.80
Land Assessment: 2022 - \$94,600
Full Market Value: 2022 - \$138,102
Equalization Rate: ----
Deed Book: 724
Grid East: 537691

Status: Active
Roll Section: Taxable
Swis: 164889
Tax Map ID #: 111.-1-27.300
Property Class: 330 - Vacant comm
Site: RES 1
In Ag. District: No
Site Property Class: 330 - Vacant comm
Zoning Code: 01
Neighborhood Code: 48501
School District: Malone
Total Assessment: 2022 - \$94,600

Property Desc: T6 G28
Deed Page: 119
Grid North: 2191015

Area

Living Area: 0 sq. ft. **First Story Area:** 0 sq. ft.
Second Story Area: 0 sq. ft. **Half Story Area:** 0 sq. ft.
Additional Story Area: 0 sq. ft. **3/4 Story Area:** 0 sq. ft.
Finished Basement: 0 sq. ft. **Number of Stories:** 0
Finished Rec Room: 0 sq. ft. **Finished Area Over Garage:** 0 sq. ft.

Structure

Building Style: 0 **Bathrooms (Full - Half):** 0 - 0
Bedrooms: 0 **Kitchens:** 0
Fireplaces: 0 **Basement Type:** 0
Porch Type: 0 **Porch Area:** 0.00
Basement Garage Cap: 0 **Attached Garage Cap:** 0.00 sq. ft.
Overall Condition: 0 **Overall Grade:**

Owners

Ward Brother Llc
 697 Glen Rd
 Jay NY 12941

Sales

No Sales Information Available

Utilities

Sewer Type: None **Water Supply:** Comm/public
Utilities: Electric **Heat Type:** 0
Fuel Type: 0 **Central Air:** No

Improvements

Structure	Size	Grade	Condition	Year
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Special Districts for 2022

Description	Units	Percent	Type	Value
SDW01-Malone sewerwest#1	0.5	0%		0
WD027-Mal tw n water west	0.5	0%		0
FD016-Malone fire prot	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
2022	County	\$1,446.80
2021	County	\$1,495.37
2021	School	\$1,968.24

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

What do you want in the report?

- Area
- Owners
- Utilities
- Land Types
- Exemptions
- Structure
- Sales
- Improvements
- Special Districts

[Print Report](#)

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