



**FOR SALE:  
CITY OF PLATTSBURGH  
COLLEGE HOUSING**

80 BROAD STREET PLATTSBURGH, NY 12901

**ASKING: \$1.2 MILLION**

**PRESENTED BY:**

30 BRIDGE ROAD SUITE 111 ROUSES POINT, NY 12979

800-545-8125 [WWW.CDCREALESTATE.COM](http://WWW.CDCREALESTATE.COM)

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## EXECUTIVE SUMMARY

### **Prime Student Housing Opportunity Near SUNY Plattsburgh Campus**

Situated on the primary student housing strip very close to SUNY Plattsburgh, 80 Broad Street offers an exceptional investment opportunity. This property is ideally located, providing convenient access to the wide array of amenities that Plattsburgh offers its college students.

The site includes two well-maintained buildings with a combined area of approximately 9,356 square feet, capable of accommodating up to 32 students. With this capacity, the property is poised to generate substantial rental income, appealing to both students and investors alike.

Both buildings feature vinyl siding, roofs in good condition, and a paved parking area, ensuring long-term value and ease of maintenance. The attractive location and comfortable living conditions make this an ideal choice for students seeking quality housing.

For investors, this property presents a prime addition to any income-generating portfolio.

For more information or inquiries, please contact CDC Real Estate.

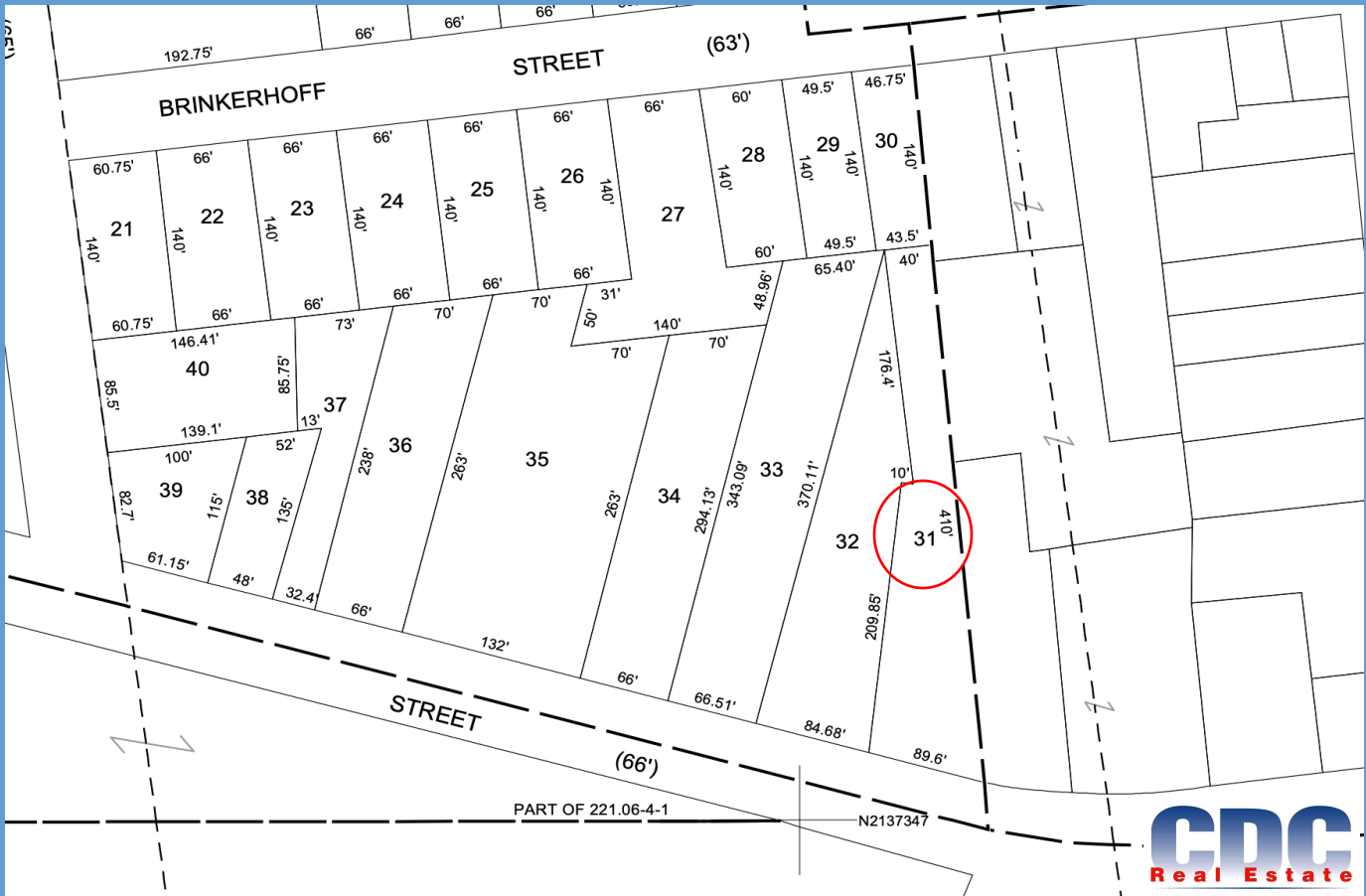
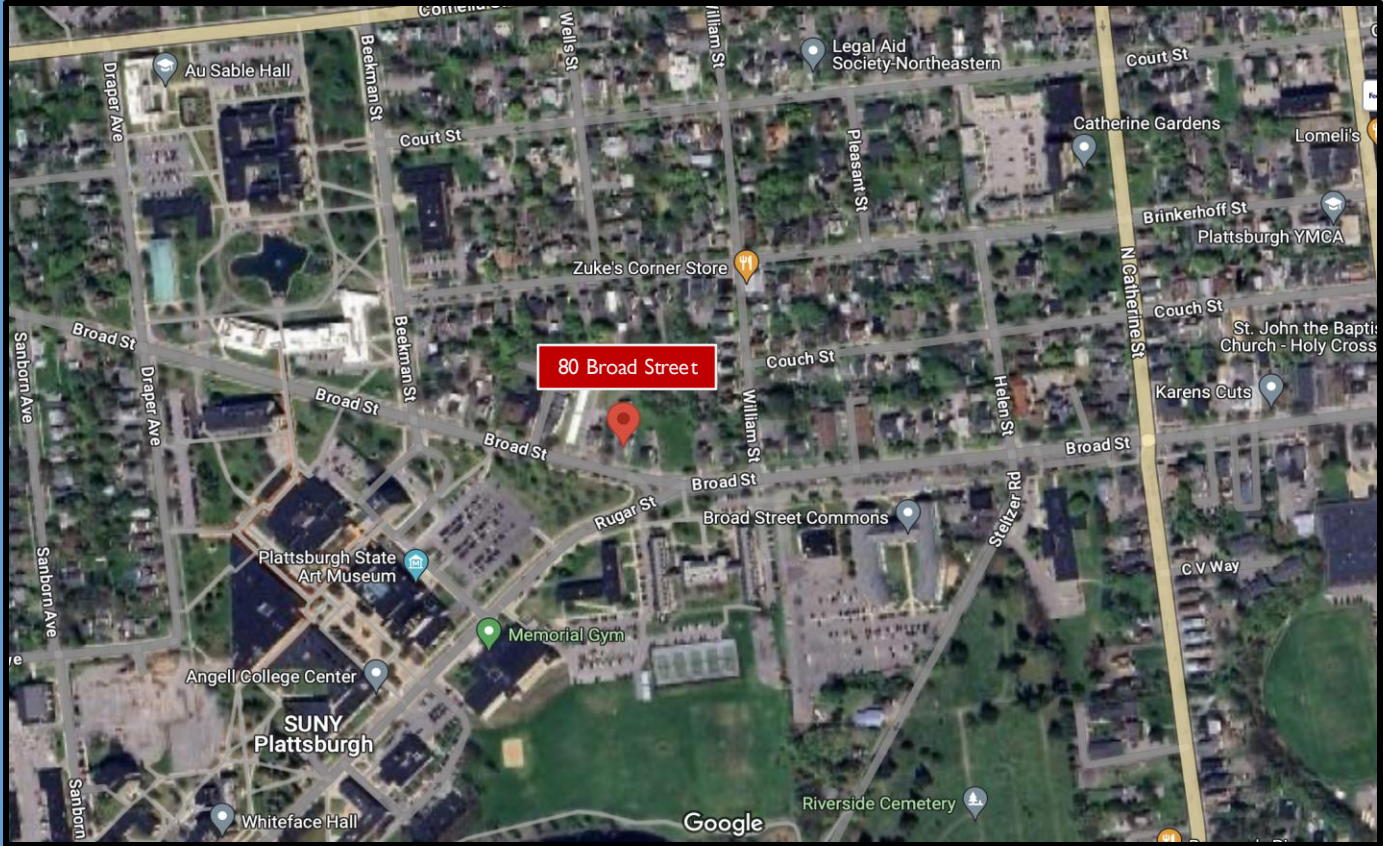
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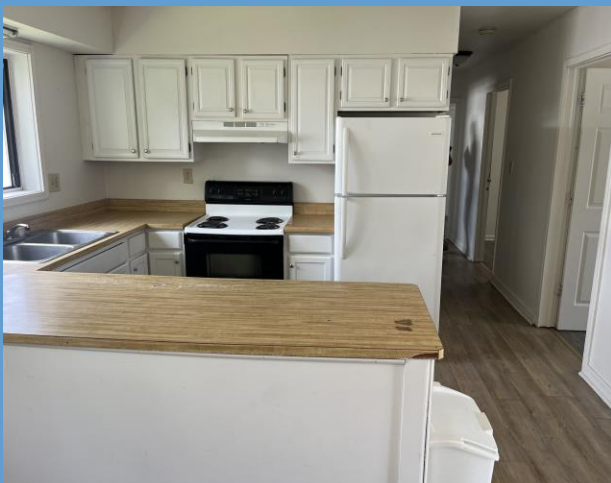
# AERIAL MAPS



# PROPERTY DETAILS

- Located in the City of Plattsburgh
- Municipal water & sewer
- Two buildings- housing up to 32 students
- Front building is 2,712 SF. Includes two 4-bedroom units with 1.5 baths each.
- Back building is 6,644 SF. Includes six 4-bedroom units with 1.5 baths each.
- Front building features new shingle roof, back has metal roof in good condition
- Coin operated laundry in front building
- Electric heat
- Municipal water and sewer
- Vinyl siding
- Back building has newly built balconies
- Paved parking lot
- Close proximity to SUNY campus

**Please Note: Seller does require that any sale process and timeline allow him to do a tax deferred 1031 exchange.**



# COUNTY REPORT



[← Go back to property info](#)



## Property Description Report For: 80 Broad St, Municipality of City of Plattsburgh

- What do you want in the report?
- Owners
  - Utilities
  - Buildings
  - Improvements
  - Special Districts
  - Sales
  - Inventory
  - Site Uses
  - Land Types
  - Exemptions

[Print Report](#)

No Photo Available

**Status:** Active  
**Roll Section:** Taxable  
**Swis:** 091300  
**Tax Map ID #:** 207.18-5-31  
**Property Class:** 418 - Inn/lodge  
**Site:** COM 1  
**In Ag. District:** No  
**Site Property Class:** 418 - Inn/lodge  
**Zoning Code:** 03 - R2 general res  
**Neighborhood Code:** 13506 - Mixed Comm  
**School District:** Plattsburgh  
**Total Assessment:** 2024 - \$900,000  
**Property Desc:** Dbl Fr Dwlg & Lot & 6 Apt Fr Dwlg  
**Deed Page:** 11308  
**Grid North:** 2137549

**Total Acreage/Size:** 67 x 381  
**Land Assessment:** 2024 - \$27,800  
**Full Market Value:** 2024 - \$900,000  
**Equalization Rate:** 2024 - 100.00%  
**Deed Book:** 20203  
**Grid East:** 761642

**Owners**

Michael Bieber Properties LLC  
4992 S Catherine St  
Plattsburgh NY 12901

**Sales**

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
10/30/2020	\$1	418 - Inn/lodge	Land & Building	Bieber, Michael J	No	No	No	20203/11308
1/27/2009	\$740,000	418 - Inn/lodge	Land & Building	Meron, Marlene J	Yes	Yes	No	20092/21807

**Utilities**

**Sewer Type:** Comm/public  
**Utilities:** Electric  
**Water Supply:** Comm/public

**Inventory**

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

**Buildings**

AC%	Sprinkler%	Alarm%	Elevators Type	Basement	Year Built	Eff Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories	Num Bldgs	Ident
0	0	0	0	Unfinished	1982		Good	Average	2712	2	1	
0	0	0	0		1983		Normal	Average	6644	2	1	

**Improvements**

Structure	Size	Grade	Condition	Year
Porch-enclsd	160.00 sq ft	Average	Normal	1980
Porch-covered	40.00 sq ft	Average	Normal	1980
Porch-up opn	60.00 sq ft	Average	Normal	1983
Porch-open/deck	60.00 sq ft	Average	Normal	1983
Pavng-asphlt	9320 x 4	Average	Normal	1983

**Special Districts for 2024**

No information available for the 2024 roll year.

**Exemptions**

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

Year	Description	Amount
2024	County	\$12,823.41
2023	County	\$11,654.76
2023	School	\$18,301.40

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



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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)