

FOR SALE OR LEASE | DEVELOPMENT OPPORTUNITY

NYS Route 37 and Paterson Street, Ogdensburg, New York



COMMERCIAL REAL ESTATE SALES | LEASING | CONSULTING | DEVELOPMENT | MANAGEMENT



PROPERTY HIGHLIGHTS

Available Land: 1.6 + acres

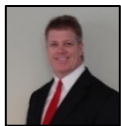
Zoning: Commercial

Tax Parcel IDs: 59.024-4-3.1, 59.024-4-2, 59.024-2-14 and 48.080-4-6.11

Sale Price: \$750,000.00

Lease Price: TBD

Comments: Prime commercial development land located on Route 37 and Patterson Street in Ogdensburg, New York. Adjacent to McDonalds, Advanced Auto, Verizon, Aldi and Tractor Supply. Designated Opportunity Zone incentives may be available for long-term investments to defer and potentially reduce capital gains taxes.



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