

**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** \$250,000

Allegheny Veneer Inc.

Mark Lea

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Corry Office: 814-664-7649

**GENERAL**

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

**FEATURES**

**CONSTRUCTI** Corrugated Steel Walled  
**ON**  
**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\*\***