

**MLS #: C147629A (Active) List Price: \$180,000**

**13 Cliff Tupper Lake, NY 12986**



**BUILDING STYLE:** Commercial/Residential  
**YEAR BUILT:** 1900  
**APX TOTAL SQFT:** 2658  
**PARKING:** Off Street  
**# PARKING SPACES:**

**AREA:** Tupper Lke, Piercefld, Moody, Altamont, Cranberry  
**COUNTY:** Franklin  
**COMMUNITY:** Tupper Lake  
**SUBDIVISION:** Not Applicable  
**SCHOOL DISTRICT:** TUPPER LAKE

**ASSESSORS PARCEL/TAX MAP #:** 490.59-9-20  
**VOLUME:** 862 **PAGE:** 46  
**LAND TAX \$:** 779 **SCHOOL TAX \$:** 1487  
**EXEMPTIONS:**

**ASSESSED VALUE:** 115000 **TOTAL TAXES:** 3766  
**INSTRUMENT:** no **DATE:** 7/9/2004  
**VILLAGE TAX:** 1500 **APA:** **SPECIAL ASSESSMENTS:**

**DOCUMENTS/EXEMPTIONS:**

**LOT DIMENSIONS/ACRES:** 30 x 95

**APX ACREAGE:** 0.07

**ROAD FRONTAGE:**

**ROAD/LOT DESCRIPTION:** Paved, Public, Outdoor Lighting

**ZONING:** Mixed

Unit Name:	Dimensions: Lse Rate:	Lse Exp Dt:	CAM: Apx Ttl SF:	Apx Wrhs SF:	Apx Mfctg SF:	Apx Office SF:	Apx Retail SF:	Ceilg Hgt:	Ceilg Hgt Min:	Dock Drs:	Drv in Drs:	Bay Spcg:	Apx Yr Blt:
1: 1st flr			1329	0	0	0	0						0
2: 2 flr			1329	0	0	0	0						0
3:			0	0	0	0	0						0

**CONSTRUCTION:** Wood Frame  
**EXTERIOR:** Composite  
**ROOF:** Flat  
**BASEMENT/FOUNDATION:** Full, Unfinished  
**WATER HEATER:** Electric  
**HEATING:** Electric Baseboard  
**A/C/COOLING:** None  
**ELECTRIC:** 100 Amps  
**WATER/SEWER/GAS:** Public Water, Public Sewer

**VIEWS:** Commercial  
**AMENITIES:** None  
**ADDITIONAL TENANT CHARGES:** Electricity, Heat, Refuse  
**SALE INCLUDES:** Fixtures

**REMARKS:** Spacious commercial/office space on the street level and 3 bedroom apartment on the second floor. Commercial space could be used as office or retail. Two separate rooms could be used as inventory or supply storage. Very good central location with a great income potential!

Information Herein Deemed Reliable but Not Guaranteed