

# Public Detail with Addl Pics Report

Listings as of 02/25/19 at 12:12pm

**Active 02/25/19**      **Listing # 125186**      **7806 S Main St, Pine Plains, NY 12567 Map**      **Listing Price: \$160,000**  
**County: Dutchess**

<b>Property Type</b>	Commercial		
<b>Area</b>	Pine Plains	<b>Approx Finished SqFt</b>	2417
<b>Year Built</b>	1930		
<b>Tax Map ID</b>	1342006872184121800000	<b>Lot Sq Ft (approx)</b>	4792
<b>DOM</b>	0	<b>Lot Acres (approx)</b>	0.1100

**School District** Pine Plains

**Directions** Property is on the E side of S. Main St., adjacent to the Village Green Park with Gazebo

**Marketing Remark** This's property has a great deal of potential and prominent location in our Village. Located across the road from the Histori Stissing House and the Twn Clock Tower, you can't miss it. There is a 2 BR 1000+/-sq. Ft. Apt on the second floor with interior and exterior access. The rooms here are bright and spacious with Oak floors and molding. The first floor was previously the Town Library with two front entrances and 3 separate units. Large display windows in each unit help to draw in your clients and customers alike.

<b>Special Conditions</b>	Other-See Comments (Property owned by Town, former Library)	<b>911 Address</b>	7806 S Main St.
<b>Zoning</b>	HB	<b>Lot Size</b>	0.11
<b>Sign on Property</b>	Yes	<b>Income/Exp Statement</b>	No
<b>Lease</b>	No	<b>Paved Street</b>	Yes
<b>Ag District</b>	Yes	<b>Flood Zone</b>	No
<b>Survey</b>	Yes	<b>Waterfront</b>	No
<b>Water Rights</b>	Yes (Town Park, Stissing Lake)	<b># of Units</b>	4
<b># of Levels</b>	2.00	<b>Construction</b>	Frame
<b>Roof</b>	Asphalt	<b>Ceiling Height</b>	9+/-'
<b>Windows</b>	Display, Other	<b>Foundation</b>	Poured Concrete
<b>Parking</b>	Street	<b>Furnaces</b>	1
<b>Restrooms</b>	2.00	<b>Green Features</b>	No
<b>Road Frontage</b>	42.80' S. Main St.	<b>Assessment</b>	\$260000
<b>Assessors FulMrktVal</b>	\$260000.00	<b>Tax Exemptions</b>	Yes (Town owned pays no tax)
<b>Water</b>	Municipal	<b>Sewer</b>	Septic Tank
<b>Heat Type</b>	Oil, Radiator	<b>Electric</b>	100 Amps (2 separate panels with circuit breakers), Circuit Breakers
<b>Water Heater</b>	Domestic	<b>Air Conditioning</b>	Yes

**Presented By:**

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U.S. Patent 6,910,045

