Village of Potsdam Planning and Development Office
Available Retail/Commercial Rental / For Sale Properties
February 14, 2024

Downtown Potsdam

59 / 61 Maple Street

Zoning:	Business District (B-1)
Square Feet:	1.5 acres, 3 buildings.
Configuration:	Ground floor auto repair garage, free standing storage building, free standing retail/commercial building.
Parking:	On-Site.
Previous Uses:	Automobile repair, gasoline sales, retail/commercial occupancy.
Rates and Terms:	For sale.
Owner/Agent:	André P.C. Lacombe, Re/max North Country (518) 563 -1200 – office or (518) 534-0760 – cell Email: andrelacombe@remax.net
Special Note:	The property may qualify for building renovation assistance through the Village of Potsdam's Downtown Revitalization Initiative.

7 Maple Street

Zoning:	Central Business District (CBD)
Square Feet:	1,000 square feet
Configuration:	Single floor, walk-up
Parking:	Municipal on-street and municipal Island Street Parking Lot
Rates and Terms:	For lease, negotiable
Previous Uses:	Business and professional office space.
Owner/Agent:	Mr. Lee French (315) 486-2393
Special Note:	This rental space may qualify for commercial rental assistance and start-up grant financing through the Village of Potsdam's Downtown Revitalization Initiative.

5 Beal Street

Zoning:	Central Business District (CBD)
Square Feet:	2,228
Configuration:	Ground floor office space/2nd story apartment presently used as office space.
Parking:	On site, Munson St. North and Munson St. South municipal parking lots. SLC Commuter Bus Stop located in the Munson St. North Parking Lot.
Previous Uses:	Currently occupied office space.
Rates and Terms:	For sale, negotiable.
Owner/Agent:	Terri Reed, Fiacco Realty (315) 268-1338 – office or (315) 903-4693 – cell
Special Note:	The property may qualify for building renovation assistance through the Village of Potsdam's Downtown Revitalization Initiative.

7 Beal Street

Zoning:	Central Business District (CBD)
Square Feet:	8,000 square feet on a .24 acre lot.
Configuation:	Single story Butler Steel Building with 3 high-bay overhead rolling doors.
Parking:	On-site parking, municipal on-street parking and adjacent to the municipal Munson Street North Parking Lot.
Previous Uses:	Commercial laundry and dry cleaner.
Rates and Terms"	For sale/for rent.
Owner/Agent:	Terri Reed, Fiacco Realty (315) 268-1338 – office or (315) 903-4693 – cell
Special Note:	This property may qualify for building renovation and/or commercial rental assistance through the Village of Potsdam's Downtown Revitalization Initiative.

22 Market Street

Zoning:	Central Business District (CBD).
Square Feet:	2,100 square feet available – 1,200 square foot office as-is.
Configuration:	Ground floor.
Previous Uses:	Business and professional office space.
Rates and Terms:	For lease, negotiable.
Parking:	Municipal on-street, municipal Prosh Parking Lot.
Owner/Agent:	Peter Barstow, (315) 265-7370.
Special Note:	This rental space may qualify for commercial rental assistance and start-up grant financing through the Village of Potsdam's Downtown Revitalization Initiative.

29 Market Street

Zoning:	Central Business District (CBD)
Square Feet:	1,600 square feet.
Configuration:	Ground floor.
Previous Uses:	Retail space.
Rates and Terms:	For lease, negotiable.
Parking:	Municipal on street Parking, municipal Raymond Street North and Prosh Parking Lots.
Owner Agent:	Larry Hazen, Trezza Realty (315) 212-2707
Special Note:	This rental space may qualify for commercial rental assistance and start-up grant financing through the Village of Potsdam's Downtown Revitalization Initiative.

63 Market Street

Zoning:	Central Business District (CBD)
Square Feet:	742 square feet.
Configuration:	Ground floor covered mall.
Previous Uses:	Business and professional office.
Rates and Terms:	For lease, negotiable.
Parking:	On-site parking, municipal on-street parking.
Owner/Agent:	David Bartell, Howard Hanna Realty (315) 345-4889 davidbartell@howardhanna.com
Special Note:	This rental space may qualify for commercial rental assistance and start-up grant financing through the Village of Potsdam's Downtown Revitalization Initiative.

71 Market Street

Zoning:	Central Business District (CBD)
Square Feet:	7,500 square feet.
Configuration:	Single story office building, 4 rental spaces, a rear warehouse with a high-bay rolling overhead door and hydraulic loading platform.
Previous Uses:	Business and professional offices.
Parking:	Twelve on-site parking spaces and municipal on-street parking.
Rates and Terms:	For Sale.
Owner/Agent:	Amanda Fiacco, Fiacco Realty (315) 669-4028 – office or (315) 621-9809 – mobile
Special Note:	This property may qualify for building renovation and/or commercial rental assistance through the Village of Potsdam's Downtown Revitalization Initiative.

22 ½ Elm Street

Zoning:	Central Business District (CBD)
Square Feet:	1,200 square feet of office space, and 1,100 square foot unconditioned warehouse with 3 high-bay rolling doors.
Configuration:	Single story office and warehouse.
Previous Uses:	Tele-Comm sales and service.
Parking:	On-site.
Rates and Terms:	For lease, negotiable.
Owner/Agent:	Mr. Lee French (315) 486-2393
Special Note:	This property may qualify for building renovation and/or commercial rental assistance through the Village of Potsdam's Downtown Revitalization Initiative.

22 Depot Street – Market Square

Zoning:	Central Business District (CBD)
Square Feet:	1,200 square feet.
Configuration:	Ground floor covered mall.
Previous Uses:	Retail.
Parking:	On-Site and municipal Raymond Street North Parking Lot.
Rates and Terms:	For lease, negotiable.
Owner/Agent:	Potsdam Market Square, LLC – Amanda (315) 268-1338
Special Note:	This rental space may qualify for commercial rental assistance and start-up grant financing through the Village of Potsdam's Downtown Revitalization Initiative.

Main Street/Prosh Building

Zoning:	Central Business District (CBD)
Square Feet:	1,000 square feet.
Configuration:	Ground floor of the Prosh Building with frontage on the municipal Prosh Parking Lot.
Previous Use:	Retail.
Parking:	Village Prosh Parking Lot.
Rates and Terms:	For lease, negotiable.
Owner-Agent:	Lowell Warner (315) 244-5276 lowellwarner@yahoo.com
Special Note:	This rental space may qualify for commercial rental assistance and start-up grant financing through the Village of Potsdam's Downtown Revitalization Initiative.

Outer Market Street

174 Market Street

Zoning:	Business District (B-1)
Square Feet:	4,500.
Configuration:	Ground Floor, garage.
Parking:	On-site parking.
Previous Uses:	Automobile repair.
Rates and Terms:	For sale: Asking Price $499,000.
Owner/Agent:	Patrick Agen, Pavia Real Estate Services, (315) 736-1555 pvagaen@PavisRealEstate.com

185 Market Street

Zoning:	Business District (B-1)
Square Feet:	7,700 square feet.
Configuration:	Ground floor, 2 commercial units.
Parking:	On-Site.
Previous Uses:	Formula-based food service establishments.
Rates and Terms	For lease, negotiable.
Owner/Agent:	Ms. Lee Salveti, Cushman and Wakefield/Pyramid Realty (315) 254-3447 Lsalvetti@pyramidbrokerage.com

60 Country Lane

Zoning:	Business District (B-1)
Square Feet:	2,830 square feet on 1 acre opposite Lowe's Home Improvement.
Configuration:	Two story building.
Parking:	On-Site.
Previous Uses:	Retail.
Rates and Terms:	For sale.
Owner/Agent:	Lisa O'Brien, O'Brien Properties, LLC (315) 244-5746