



NEW YORK STATE PUBLIC AUCTION



PROPERTY FOR SALE:
9 AVENUE B
CAMBRIDGE, NEW YORK
WASHINGTON COUNTY

AUCTION DATE: **MAY 22, 2013**
MINIMUM BID: **\$35,000**
OPEN HOUSES: **APRIL 24 & MAY 6**
10:30 A.M. - 1:30 P.M.



PROPERTY HIGHLIGHTS



9 Avenue B is a single-family, ranch-style home that formerly operated as a residence by the New York State Office for Persons With Developmental Disabilities. Located in a quiet residential neighborhood, the property is level with mature landscaping and a paved driveway. The home consists of 2,238 square feet on a 1.93 acre lot, and features two bedrooms, two bathrooms, screened-in porch, detached one-car garage and detached two-car garage. The home is within walking distance to the local public school and across the street from a small village park.



9 Avenue B

PROPERTY HIGHLIGHTS

PROPERTY DETAILS

EXTERIOR VIEWS

INTERIOR VIEWS

AUCTION SPECIFICS

LEGAL AND REFERENCE DOCUMENTS

CONTACT

Cambridge (Washington County) is a small town in Eastern New York. It is within commuting distance to Manchester, VT (24 miles), Saratoga Springs (25 miles), Glens Falls (30 miles), Troy (32 miles), Albany (40 miles), and Lake George (43 miles). For more information on the Village of Cambridge and Washington County, visit:

<http://www.co.washington.ny.us/>



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- PROPERTY HIGHLIGHTS**
- PROPERTY DETAILS**
- EXTERIOR VIEWS**
- INTERIOR VIEWS**
- AUCTION SPECIFICS**
- LEGAL AND REFERENCE DOCUMENTS**
- CONTACT**

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PROPERTY DETAILS

Ownership: The property is currently owned by the State of New York. The state acquired the property from Frank D. and Barbara M. Krueger on May 20, 1994 as shown on Map No. 77, Parcel No. 77.

Tax Map ID: 263.8-1-10

Site Description: This property is a generally rectangular lot consisting of 1.93 acres. The site is mostly level with mature trees. There are two detached garages on the property.

Building Description: This one-story, ranch-style house consists of 2,238 square feet, 2 bedrooms, 2 bathrooms on a poured concrete slab. The home is in need of structural repair.

Lot Size: 1.93 acres

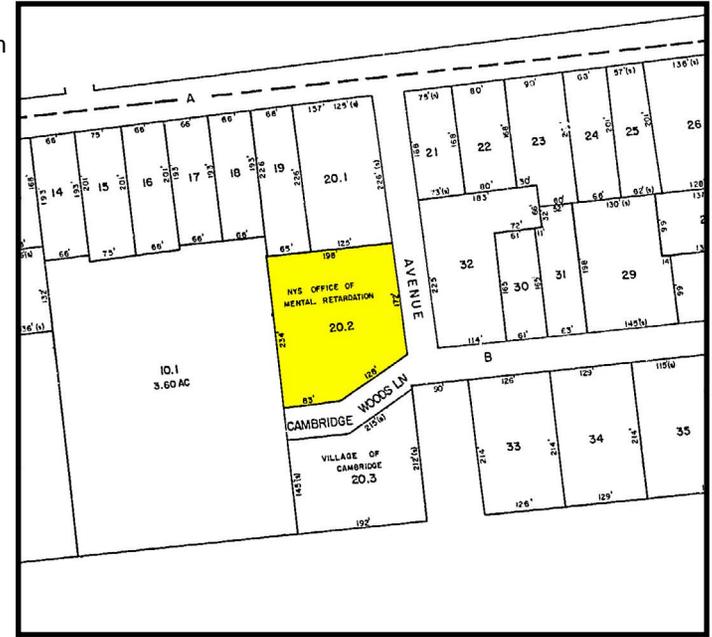
Taxes: State-owned real property is exempt from property and school taxes. For information regarding assessment rates, please contact William McCarty, 56 North Park Street, Cambridge, New York, 518.677.2622, assessor@cambridgeny.gov

Zoning: State-owned property is exempt from local zoning. However, the subject is within an area designated as VR: village residential.

Utilities: Electric, natural gas, telephone, municipal water and sewer.

Easements: The property is subject to typical utility easements.

Tanks: One underground fuel oil tank.



Note: The property details are provided for general informational purposes only. Prospective bidders are urged to obtain professional advice, prior to the public sale, in order to assess the site's potential, building and mechanical components and condition, and compliance with health and building codes for any planned use of the property.



EXTERIOR VIEWS



PROPERTY HIGHLIGHTS

PROPERTY DETAILS

EXTERIOR VIEWS

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AUCTION SPECIFICS

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DOCUMENTS**

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Property:



Front view with yard



Yard



Screened-in Porch



Side view with two-car garage



One-car garage



INTERIOR VIEWS



Kitchen



Bedroom



Bathroom



Dining/Living



Utility

- PROPERTY HIGHLIGHTS**
- PROPERTY DETAILS**
- EXTERIOR VIEWS**
- INTERIOR VIEWS**
- AUCTION SPECIFICS**
- LEGAL AND REFERENCE DOCUMENTS**
- CONTACT**

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AUCTION SPECIFICS



PROPERTY HIGHLIGHTS

PROPERTY DETAILS

EXTERIOR VIEWS

INTERIOR VIEWS

AUCTION SPECIFICS

LEGAL AND REFERENCE DOCUMENTS

CONTACT

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Note: The following information is for general purposes only. Please refer to the [Notice of Sale](#) for the official sale information.

- Property for Sale:** 9 Avenue B, Cambridge (Washington County), New York
The property is being sold as is.
- Date and Time:** Wednesday, May 22, 2013
12:00 p.m.
Registration begins at 11:30 a.m.
Potential bidders **must** register with a certified check or bank draft in order to be eligible to bid.
- Location:** Cambridge Town Hall
846 County Route 59
Cambridge, NY 12816
Note: This is a public building where visitors may be required to present identification before being permitted to enter.
- Minimum Bid:** \$35,000
By law, no lower bid can be accepted.
- Site Inspections:** Wednesday, April 24, 10:30 a.m. - 1:30 p.m.
Monday, May 6, 10:30 a.m. - 1:30 p.m.
Additional dates and times are always available by appointment.
- Terms:** A deposit of \$3,500 in the form of a certified check or bank draft (made payable to yourself) must be presented to register. The successful bidder will be required to endorse the deposit check to the "Commissioner of General Services." If applicable, an additional nonrefundable amount will be required, which, together with the initial deposit, shall equal 10 percent of the successful bid. Said amount is to be paid no later than ten business days after notification of acceptance of bid. The balance of the purchase price is due 120 days after notification of acceptance of bid.
- Broker Commission:** A five percent broker commission will be paid by the State of New York to a qualified real estate broker who represents the successful bidder at the time of closing. Bidder-Purchaser and Broker Affidavits must be submitted to OGS Legal Services by close of business Monday, May 20, 2013.
- Special Requirements:** Anyone acting as a representative of another person or corporation must, at least 48 hours in advance, verify such capacity in writing. For more information, please see the sample Authorization to Bid form in the Legal and Reference Documents packet.

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LEGAL AND REFERENCE DOCUMENTS



PROPERTY HIGHLIGHTS

PROPERTY DETAILS

EXTERIOR VIEWS

INTERIOR VIEWS

AUCTION SPECIFICS

LEGAL AND REFERENCE DOCUMENTS

CONTACT

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The following legal and reference documents pertaining to 9 Avenue B can be found on the New York State Surplus Real Property website at: <http://properties.esd.ny.gov/>

- Notice of Sale
- Bidder-Purchaser Affidavit
- Broker Affidavit
- Authorization to Bid
- Real Estate Contract
- Appendix A: Standard Clauses for New York State Contracts



Two-Car Garage



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New York State Office of General Services Division of Real Estate Development

26th Floor, Corning Tower

Empire State Plaza

Albany, NY 12242

518.474.2195

land.management@ogs.ny.gov

www.ogs.ny.gov

<http://properties.esd.ny.gov/default.htm>

www.facebook.com/nysrealproperty*

<http://www.flickr.com/photos/nysogs>*

Designated Contacts:

Division of Real Estate Development

518.474.2195

Charles Sheifer

Robert M. Van Deloo, Jr.

Laura Graham

Ed Burns

Ralph Hill

Bethany Wieczorek

Daniel Quinlan

Paul McDonald

Elena Holtzclaw

Legal Services

518.474.8831

Thomas A. Pohl

Frank P. Pallante



Neighborhood View

ANDREW M. CUOMO
GOVERNOR
STATE OF NEW YORK



ROANN M. DESTITO
COMMISSIONER
OFFICE OF GENERAL SERVICES

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