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OGS TO HOLD PUBLIC AUCTION FOR THREE-STORY HOUSE IN HUDSON FALLS

New York State Office of General Services (OGS) Commissioner RoAnn M. Destito today announced a public auction for state-owned property located at 240 Main Street in Hudson Falls, Washington County will be conducted at 11 a.m. on Monday, August 17. Complete details, including photos, legal and reference documents, and auction requirements can be found online at www.nysstore.com by clicking on “Scheduled Auctions.”

The auction will take place in Hudson Falls Village Hall, 220 Main Street, with registration beginning at 10:30 a.m.

Description of 240 Main Street

Located approximately 15 miles away from Lake George, a popular Adirondack vacation spot, 240 Main Street is a large three-story Victorian home situated on a half-acre lot. The house consists of 4,532 square feet of living space. The first floor has one full bathroom, a kitchen, open living/dining room with fireplace, a pantry, and several smaller rooms off the main living area that could be used as offices or bedrooms. The second floor contains two full bathrooms, and a number of rooms configured as bedrooms. The third floor appears to have been previously used as residential space, but is, at present, unusable, requiring extensive remodeling. The property features a paved driveway and parking area to provide ample off-street parking.

Open Houses: Open houses at 240 Main Street will be conducted:

- Friday, July 17 – 11 a.m. to 1 p.m.
- Wednesday, July 22 – 11 a.m. to 1 p.m.
- Thursday, July 30 – 11 a.m. to 1 p.m.

Additional site inspections can be scheduled by calling (518) 474-2195 or emailing land.management@ogs.ny.gov.

Minimum Bid:

\$30,000 (\$3,000 deposit required to bid)

Terms for the property:

The property is being sold “as-is.” Prospective bidders are encouraged to obtain professional advice, prior to the public sale to assure compliance with building codes and any planned use of the property. They are also encouraged to contact a financial institution prior to the auction in order to obtain pre-contract credit clearance and borrowing guidelines.

Interested bidders will be required to present an initial deposit in the form of a certified check or bank draft in order to register. Checks should be made payable to either the Commissioner of General Services or the bidder.

A 5 percent broker's 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 the closing. Bidder and broker affidavits must be submitted to OGS Legal Services by 4 p.m. on Thursday, August 13.

OGS provides a broad range of support services that facilitate the operation of state government and assist local governments, public authorities, and public and private agencies. OGS offers numerous services to clients throughout the Empire State, including property management, design and construction, procurement, and various support services.

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