

♣♣♣ CONNELLY REALTY ♣♣♣

AUCTION THURSDAY, AUGUST 6, 2009 AT 7 PM

2 PARCELS - 1648 & 1650 NYS ROUTE 11, CASTLE CREEK, NY 13744

UPSET PRICE \$98,000 FOR BOTH AS 1 LOT - TURN-KEY OPERATION

JUST OVER 1 ACRE WITH 2 COMMERCIAL GARAGES, 2 OFFICES & 2 APARTMENTS

****** SELLING AS ONE LOT ******

Address: 1648 NYS RTE 11

Address: 1650 NYS RTE 11



Parcel Tax Number: 048.03-1-21

Zoning: Commercial, 439
Town of Barker, NY

0.54 Acres – 50' Frontage x 289.9'± Deep

Total Assessment: \$47140

Full Value: \$66676

Land Assessment: \$2540

Full Value: \$3593

Estimated Property Taxes

Town: \$86

School: \$1078

County: \$434

Metal Building (Butler Type) 32'8" frontage x 50' deep
Concrete floor, oil fired forced air furnace, 110-220
3 HP 60-Gallon air compressor, piped for compressed air
With rear addition 12' x 12' – containing office and furnace
Left overhead door: 3 window, 12' wide x 14' high
Right overhead door: 16' wide x 14' high, automatic opener
Left Bay: Mechanical frame lift
Right Bay: Hydraulic post Lift
Included is a large 8' X 20' long storage shed in the rear



Parcel Tax Number: 048.03-1-22

Zoning: Multi-Residential, 411
Town of Barker, NY

Total Assessment: \$65310

0.55 Acres – 105' Frontage x 253'± Deep

Full Value: \$92376

Land Assessment: \$10550

Full Value: \$14922

Estimated Property Taxes

County: \$602

Town: \$119

School: \$1494

Concrete block walls & cement floor, 36' frontage x 51' deep
2 Bays, office and bathroom on ground floor & furnace
Oil fired forced air furnace, 110-220 – separate utilities
3.5 HP 60-gallon air compressor
Left bay: 8' high x 10' wide overhead door
Right bay: 9' high x 10' wide overhead door
Storage shed in the rear
2 Apartments on 2nd floor – all with separate utilities
2 Separate entrances for each apartment

Left side apartment:

Living room: 15'9" x 14'10" with wall to wall carpeting

Kitchen: 12'6" x 13'7"

Bedroom: 12'4" x 13'7" with wall to wall carpeting

Bedroom: 9'7" x 13'7" with wall to wall carpeting

Bath: 9'5" x 5'

Right side apartment:

Living room: 14'9" x 15'9" tile walls & wall to wall carpet

Kitchen: 14'10" x 12'8" with stove & refrigerator

Bedroom: 11'11" x 13'5" with wall to wall carpeting

Bedroom: 9'6" x 13'5" with wall to wall carpeting

Bath: 7'5" x 9' and hookups for washer & dryer

1648 ROUTE 11, CASTLE CREEK, NY



Mechanical frame lift

3 HP 60-Gallon air compressor

1650 ROUTE 11, CASTLE CREEK, NY



View from left side



View from right side



Right side apartment – Living room



Right side apartment – Kitchen



Right side apartment – Kitchen



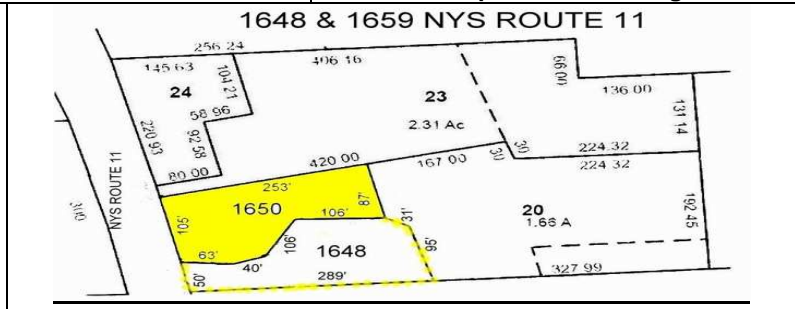
Left side apartment – Living room



3.5 HP 60-gallon air compressor



Left side apartment – Kitchen



TERMS: 10% BUYER'S PREMIUM. The opening bid is \$98,000. Downpayment of 10% is due at the conclusion of bidding. The downpayment is non-refundable if buyer is unable to close. The downpayment will be returned if the seller is unable to close. The buyer has 30 calendar days to provide written assurance of financing, thereafter the sales contract is void and deposit is forfeited. Possession upon closing; to be within 60 days after signing contract. The property is sold 'as is' with a Warranty deed. We guarantee clear and marketable title with no financial encumbrances. We can not be responsible for anything we are not aware of or have not specifically stated. Other conditions may be announced prior to sale of property, which will take precedence over printed material. This auction is conducted by *Connelly Realty*, Robert J. Connelly, Broker and Auctioneer, as agent for the seller only, and not the buyer.

AUCTION DATE: THURSDAY, AUGUST 6, 2009 7:00 PM
OPEN HOUSE: WEDNESDAY, JULY 22, 2009 5:00 – 7:00 PM OR CALL OUR OFFICE FOR APPOINTMENT
OPENING BID: \$ 98,000 – MINIMUM SELLING PRICE FOR BOTH PROPERTIES TOGETHER



♣♣♣ CONNELLY REALTY ♣♣♣
 205 STATE STREET, BINGHAMTON, NY 13901-2711 - PHONE (607) 722-9593
 ♣ ROBERT "BOB" CONNELLY ♣ BROKER/AUCTIONEER ♣
 FOR MORE INFORMATION: www.bobconnelly.com

