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OGS TO HOLD PUBLIC AUCTION FOR TWO PROPERTIES IN ROCKLAND COUNTY

New York State Office of General Services (OGS) Commissioner RoAnn M. Destito today announced a public auction for state-owned properties located in Rockland County at 8 South Madison Avenue in Spring Valley and 64-66 Church Street in West Haverstraw will be conducted at 11 a.m. on Thursday, July 21. Complete details, including photos, legal and reference documents, and auction requirements can be found online at www.nysstore.com by clicking on “Real Estate Auctions.”

The auction will take place in the Rockland County Legislative Chambers, 11 New Hempstead Road in New City with registration beginning at 10 a.m.

Description of 8 South Madison Avenue:

This two-story dwelling is situated on a 0.23-acre lot and contains 2,077 square feet of living space with nine rooms and two bathrooms. It features a covered front porch, walk-up attic, fire escape, and full basement. It is zoned for professional use. The property is located near a Metro-North and NJ Transit railroad station and is approximately 22 miles north of Manhattan and five miles north of the New Jersey border.

Open Houses: Open houses at 8 South Madison Avenue will be conducted:

- Thursday, June 9 – 10 a.m. to noon.
- Monday, June 13 – noon to 2 p.m.
- Thursday, June 30 – 10 a.m. to noon.
- Wednesday, July 13 – noon to 2 p.m.

Minimum Bid:

\$140,000 (\$14,000 deposit required to bid)

Description of 64-66 Church Street:

This two-story former group home is situated in a residential community on a 0.18-acre lot and contains 2,464 square feet of living space with six bedrooms and two full baths. The property has the potential to be converted into two residential units with each unit consisting of a living room, eat-in kitchen, three bedrooms, and one bathroom.

Open Houses: Open houses at 64-66 Church Street will be conducted:

- Wednesday, June 8 – noon to 2 p.m.
- Tuesday, June 14 – 10 a.m. to noon.

- Wednesday, June 29 – noon to 2 p.m.
- Thursday, July 14 – 10 a.m. to noon.

Minimum Bid:

\$100,000 (\$10,000 deposit required to bid)

Terms for the properties:

The properties are 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 Tuesday, July 19.

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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