

ABSOLUTE REAL ESTATE AUCTION

Apartment/Former Restaurant-Bar Building, PLUS – Bordering Vacant Lot

Smithville Flats, NY (Greene Area)

Thursday May 22, 2025 5:30PM

Auction To Be Held Onsite At The Property at 5270 St. Hwy 41,
Smithville Flats, NY. In Village Of Smithville Flats, 4 -5 Miles
From Greene, NY. 4 Miles Off Of State Hwy. 206.

Apartment/Former Restaurant – Bar Building & Bordering Vacant Lot Offering Parcels Separately And Together, Whichever Is Greater

Parcel 1 - Former Restaurant - Bar Building With Upstairs Living Area – Apartment. 1st Floor Has A Large Front Open Area With Lots Of Possibilities. 2 Bathrooms, A Large Kitchen Area In Room, That Could Be 2 Rooms. Plus 2 Other Rooms. The 2nd Floor Has 2 Bathrooms, Kitchen And 3 - 4 Bedrooms. Upstairs Area Could Be 2 Apartments Easily. Building Is In Good Condition. Parcel Also Has Good 2-Story Barn Approx. 24' x 36' That is 2 Storys, Great Garage Or Storage. All On A Nice Level Lot. Building Is Vacant With No Occupants. This Building Has Lots Of Possibilities. Business On 1st Floor, Apartments On 2nd. All Apartments Single Fam Homes. Lots Of Opportunity. Come Look yourself! Tax Map ID# 202.13-1-21. Lot Is 80' x 210', .361 Acres - Recently Surveyed. **Parcel 2** - Nice – Open Vacant Lot. Bordering Building Parcel. .425 Acres - 80' x 120', Recently Surveyed. Borders Cemetery On Rear Boundary. Tax Map ID # 202.13-1-22; **If Any Tests Are Wanted Or Needed, They Must Be Done Prior To Auction; Parcels Will Be Offered Separately, Then in Combination, Whichever Is Greater.**

Open House: Monday, May 19 - 4:30PM-6PM Or Evening Of Auction From 5:00 pm Till Auction Time.

Terms Of Auction: 20% Down Payment Of Total Purchase Price Due Day Of Auction. 10% Buyer Premium/Auctioneer Fee Charged On Final Bid, Which Is Added To The Final Bid. The Total Equals The Total Purchase Price. Balance Due At Closing In 35-40 Days. Property Sold With Good Marketable Title. Properties Sells As-Is. Subject To No Contingencies. Be Prepared To Close In 30 Days.

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