

Auction catalog

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| Title | ABSOLUTE AUCTION 5109 Route 9W, Balmville, NY Medical Building Ending 1/30 @ 1:01PM |
| Description | ABSOLUTE AUCTION - No Minimum, No Reserve, Sells Regardless of Price! Online Auction Closes: Wednesday, January 30, 2019 1:01PM. Property opens for bidding Monday, January 28 at 10AM. Auctioneers Note: Good News! Seller has removed the reserve. Building now sells at Absolute Auction. No minimum, no reserve, selling regardless of price! This is a property with great potential, terrific location with high traffic. Showing: Sunday, January 27 @ 1:01PM by appointment. Contact 800-243-0061 Property Information Packet Internet Bidding Packet Financials |
| Date | Mon, Jan 28, 2019 |
| Starts at | 10:00 AM |
| Address | 5109 Route 9W, Newburgh, NY 12550 USA |
| Categories | |

Lot # 1
Qty 1
Title 5109 Route 9W, Balmville, Orange County, NY



Des. .abc {color: #0F6D4D;}.abc2 {color: #000080;}body,td,th {font-family: "Times New Roman", Times, serif;text-align: center;}span.gmail-apple-converted-space{} ABSOLUTE AUCTIONNo Minimum, No Reserve, Sells Regardless of Price!COMMERCIAL REAL ESTATE AUCTIONOnline Auction Closes: Wednesday, January 30, 2019 1:01PM. Property opens for bidding Monday, January 28 at 10AM.Property Location: 5109 Route 9W, Balmville, Town of Newburgh, Orange County, NYAuctioneers Note: Good News! Seller has removed the reserve. Building now sells at Absolute Auction. No minimum, no reserve, selling regardless of price! This is a property with great potential, terrific location with high traffic. Professional medical office building with three (3) structures. Strategic property location with easy access to I-84 and NYS Thruway via Route 9W. Main building is a Modernist style, four-unit complex with a stone, wood and stucco exterior. Tiled-two story atrium leads to four office units, two lower level offices approximately 1,000 square feet each, and two second floor offices approximately 1,500 square feet. Detached 2,500 square feet office with private entrance off the second parking level. Additional free standing, 1,092 sq ft two story garage located behind the main building with storage area on the second floor. Built in 1979, rentable building area 8,504 square feet. Lot size 2.50+/- acres, 17 parking spaces. Municipal water and sewer. Zoned R1-O. Parcel ID# 334600-078-000-0003-029.000-0000. Pre-auction offers are encouraged.Property Information PacketInternet Bidding PacketFinancialsShowing: By appointment, Sunday, January 27 @ 1PM. Contact office at 800-243-0061 Opportunity is knocking. Act now! 10% Buyer’s Premium. Terms: \$10,000 downpayment, bring up to 10% by 4PM Thursday, January 31st. Backup Bidder; Backup Bidder funds released Monday, February 4 once High Bidder is funded. Closing 60 Days. Time is of Essence.It's Easy to Bid! 1) Get a Username & Password at AARBids.com2) Register for the Online Only Auction3) Complete Internet Bidding Packet and you can participate.ANNOTATED TERMS OF AUCTION: We have been contracted to sell this property at Public Auction. Get a Username & Password at AARBids.com, register for the Online-only Auction and bring/mail our ‘Internet Bidding Packet’ containing the ‘Terms and Conditions’ and a \$10,000 Guaranteed Funds/Bank check payable to: Absolute Auctions & Realty, Inc. Mail to: AAR, POB 1739, Pleasant Valley, NY 12569 – no exceptions, and you can participate. Credit Card Authorization Form in lieu of \$10,000 bank check/Guaranteed funds available HERE. Additional Terms: \$10,000 deposit, bring up to 10% by 4PM Thursday, January 31st including signed Purchase & Sale Agreement must be at our office in Pleasant Valley via FedEx/UPS. Closing shall take place on or before March 29, 2019. Time is of the essence. Complete your due diligence prior to bidding. Deposit will be refunded to unsuccessful bidders. Title & Liens: Property is sold with insurable title, free and clear of adverse liens or encumbrances at closing. Bidding Notes: The silent auction website has a “dynamic ending” feature; if someone “sniper bids” on a lot at the scheduled end of the auction, the system will extend the bidding clock two minutes to give everyone time to bid again.