

Auction catalog

Title	2 Rouses Point, Clinton County, NY Properties Ending Wednesday, April 3 @ 1:01PM
Description	REAL ESTATE AUCTIONS: RESIDENTIAL, COMMERCIAL & MULTI-FAMILY OPPORTUNITY 89 Lake St. & 124/126 Lake St. (selling together as 1), Village of Rouses Point, Town of Champlain, Clinton County, NY 12979 Online Auction Closes: Wednesday, April 3, 2019 1:01PM. Property opens for bidding Monday, April 1 at 10AM. Showing: By appointment, March 30 @ 10AM starting at 89 Lake St. Contact Agent, Jessica Meyer Booth 845-616-5682 Internet Bidding Packet 89 Lake St, Internet Bidding Packet 124/126 Lake St MOTIVATED TO SELL! Seller needs to scale down investments. Opportunity to purchase commercial and income producing properties in the Village of Rouses Point on the shores of Lake Champlain. Rouses Point is located in the northern portion of the state in Clinton County. Rouses Point is an entranceway to Canada, with driving time to downtown Montreal less than 50 minutes! There is a Community Civic Center (in-door public ice skating, hockey rink), several marinas for boating and sailing on Lake Champlain, and an Amtrak station with passenger trains to New York City and Montreal all located within the Rouses Point community. The train stops twice daily at the Rouses Point Station. State University of New York, restaurants, hospital, and major retail shopping only 35 minutes away in Plattsburgh! 5 minutes to bridge to Vermont, providing quick access to major ski areas! Rouses Point is centrally located just 27 miles north of Plattsburgh and 185 miles north of Albany, New York, 55 miles northwest of Burlington, Vermont and 30 miles south of Montreal, Quebec. The Rouses Point Bridge offers free access to Vermont. The Village is 4 miles from Interstate 87, U.S. Route 11 and State Route 9B intersect in Rouses Point. Several airports are nearby including 30 minutes from Plattsburgh, New York International Airport, 1 hour from Montreal International Airport and 1 hour from Burlington, Vermont International Airport.
Date	Mon, Apr 1, 2019
Starts at	10:00 AM
Address	89 Lake Street, Rouses Point, NY 12979 USA
Categories	

Lot #	1
Qty	1
Title	89 Lake Street, Village of Rouses Point, Town of Champlain, Clinton 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{} Online Auction Closes: Wednesday, April 3, 2019 1:01PM. Properties open for bidding Monday, April 1 at 10AM.Property Location:89 Lake Street, Rouses Point, S-B-L 20.11-3-1.1Description: Detached row building, 2,893+/- square foot, 2-story, built 1955+/-, wood-frame, building on a corner lot, lot size 50 x 100+/- feet. Improved property with a commercial space on the first floor now vacant. 1-bedroom apartment on the first floor, a 1-bedroom apartment on the second floor, and a 2-bedroom apartment on the second floor. There is a full basement, and a full, walk-up attic. Parking for 5 vehicles in back. Potential gross annual income of over 29k. Taxes (Town/county/Village/school) were \$3,720. All other utilities are the responsibility of the tenants, (Rouses Point has very cheap electric rates, about 3.5 cents a Kw). Northeastern Clinton Central School District.Property Information Packet. Contact Agent for financials. Jessica Meyer Booth 845-616-5682It'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 \$5,000 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 \$5000 bank check/Guaranteed funds available HERE. Complete your due diligence prior to bidding. If successful, an electronic “Contract for Purchase and Sale NY Real Estate” will be sent to you, sign contract, return by 4PM day after auction. 10% Buyer's Premium. Close transaction on or before June 3, 2019. Time is of the essence. 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. Broker Participation: Call for details.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.



Lot # 2
Qty 1
Title 124 & 126 Lake Street, Village of Rouses Point, Town of Champlain, Clinton 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{} Online Auction Closes: Wednesday, April 3, 2019 1:01PM. Properties open for bidding Monday, April 1 at 10AM.Property Locations:2 adjacent properties being sold "together as one" 124 & 126 Lake Street, Rouses Point, Centrally located in the heart of Village of Rouses Point, across the street from Lake Champlain. S-B-L 20.11-4-21 & 20.11-4-22Description: 124 Lake Street, Two family residence, 2,108+/- square feet, 2-story, 5 bedroom, 2 bath, built 1900+/-, wood-frame, front porch. Full basement, full-walk-up attic. Lot size 40 x 129.08+/- feet. First floor apartment 3BD/1BA; Second floor apartment 2BD/1BA with great views of Lake Champlain. Taxes (Town/county/Village/school) were \$1,699.14; Parking for at least 6-7 cars. S-B-L: 20.11-4-21126 Lake Street, Single family home, 1,026+/- square feet, 2-story, 3 bedroom, 1.5 bath home, built 1890+/-, wood frame, front porch. Lot size 26 x 140+/- feet. Home is currently vacant, needs some interior work after former tenant move-out. Taxes (Town/county/Village/school) were \$1,151.56. S-B-L: 20.11-4-22Tenants responsible for electric heat, etc. (Rouses Point has very cheap electric rates, about 3.5 cents a Kw). Northeastern Clinton Central School District. Contact Agent for financials. Jessica Meyer Booth 845-616-5682Property Information Packet.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 \$5,000 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 \$5000 bank check/Guaranteed funds available HERE. Complete your due diligence prior to bidding. If successful, an electronic “Contract for Purchase and Sale NY Real Estate” will be sent to you, sign contract, return by 4PM day after auction. 10% Buyer's Premium. Close transaction on or before June 3, 2019. Time is of the essence. 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. Broker Participation: Call for details.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.