



## 40 William Street

(S-B-L: 38-2-33) 15' x 51' lot size; 750sf building size

Minimum offer list price: \$16,800 (current 2021 assessed value)

Limited interior access by appointment only. The property is in poor condition.

RM (Residential Medium Density) zoning with Neighborhood Commercial District Overlay; East End Historic District. No current Certificate of Occupancy (C.O.) exists for the structure.

**Priority is given to a development proposal that would incorporate this lot/building into a larger project.** For example, proposals that would consolidate and merge this lot with a neighboring parcel would be viewed most favorably.

A complete description of your project is required. Any proposal—including any plans to demolish and rebuild on a merged lot—requires complete cost estimates with funding sources.

Current deadline to submit offers via a complete PODA (Private Owner Development Application and all supplementary material) is Thursday September 9, 2021.

See City of Newburgh's website for more general purchase requirements, required PODA form, the current disposition policy, and terms & conditions.