



## 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. Interested purchasers/developers must submit a complete PODA (Private Owner Development Application with all required, supplementary material) to the Department of Planning & Development—mailing address: 83 Broadway, Newburgh, NY 12550.

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