

## SURPLUS CITY-OWNED PROPERTY REVIEW

### **460 Arch Street:**

Zone: B-3

Area: 0.32

Appraised: \$24,200

Special Considerations: Lot can be developed on Rockwell Avenue

Use Potential: Appears suitable for a conforming - two family property. Potential to merge with 474 Arch Street for multi- family 6 units (requires use variance or zoning amendment for non-commercial use in B-3)

### **474 Arch Street:**

Zone: B-3

Area: 0.13

Appraised: \$12,600

Special Considerations: Lot can be developed on Rockwell Avenue

Use Potential: Consideration should be given to purchasing with 460 Arch Street for greater building potential for multi-family units. (requires use variance or zoning amendment for non-commercial use in B-3)

### **225 FAIRVIEW ST:**

Zone: T, Two-family

Area: .10 ac

Appraised: \$28.7k

Special Considerations: small lot, (45 x 98 ft)

Use Potential: appears suitable for conforming single-family. Lot does not have a driveway.

### **8 GILBERT:**

Zone: T, Two-family

Area: .10 ac

Appraised: \$15.2k

Special Considerations: very small lot, (45 x 98 ft)

Use Potential: combined with 12 Gilbert, below, appears suitable for conforming single or two-family; note: maintain access to excess NHS rear of 85 Beaver St. property?

### **12 GILBERT:**

Zone: T, Two-family

Area: .07 ac

Appraised: \$800

Special Considerations: very small lot, (53 x 82 ft)

Use Potential: combined with 8 Gilbert, above, appears suitable for conforming single or two-family; note: maintain access to excess NHS rear of 85 Beaver St. property?

**115 ORANGE ST.:**

Zone: A-2, Multi-family

Area: .15 ac

Appraised: \$21.1k

Special Considerations:

Use Potential: appears suitable for conforming single-family or two-family.

**NOTE: Easement Issue-Please inquire**

**123 ORANGE ST:**

Zone: A-2, Multi-family

Area: .15 ac

Appraised: \$21.1k

Special Considerations: minor topography issue

Use Potential: appears suitable for conforming single-family or two-family

**124 ROCKWELL Ave:**

Zone: B-3 Secondary Business

Area: .24 ac

Appraised: \$16k

Special Considerations: topography; parking availability; access to Arch St. if comm.

Use Potential: appears suitable for conforming two-family property; potential join with 132 Rockwell for multi-family 6-unit (requires use variance or zoning amendment for noncommercial use in B-3)

**132 ROCKWELL Ave:**

Zone: B-3 Secondary Business

Area: .24 ac

Appraised: \$16k

Special Considerations: topography; parking availability; access to Arch St., if comm.

Use Potential: appears suitable for conforming two-family property, ) potential join with 124 Rockwell for multi-family 6 unit (requires use variance or zoning amendment for noncommercial use in B-3)

**312 SOUTH MAIN:**

Zone: B-1 Neighborhood Business

Area: .21 ac

Appraised: \$37.3k

Special Considerations:

Use Potential: appears suitable for conforming business, mixed use, residential property;  
(requires use variance or zoning amendment for residential use in B-1)

**92 Tremont Street:**

Zone: T-Two Family

Area: .08

Appraised: \$1,000 Note: **Sale Price \$10,000**

Special Considerations: very small lot, (41x84), shared easement

Use Potential: appears suitable for small conforming single- family; potential offer to adjoining property owner