

SURPLUS CITY-OWNED PROPERTY REVIEW

574 ARCH ST:

Zone: B-3 Secondary Business

Area: .29 ac

Appraised: \$37.5k

Special Considerations: somewhat narrow width, limited parking for business

Use Potential: small multi-family or mixed-use residential with first floor business (requires use variance or zoning amendment for residential without first floor business in B-3)

145 CHAPMAN ST:

Zone: T, Two-family

Area: .16 ac

Appraised: \$28.2k

Special Considerations: small lot, shared easement, (environmental, oil tank?)

Use Potential: appears suitable for conforming single-family

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

481 EAST ST:

Zone: T, Two-family

Area: .40 ac

Appraised: \$44.1k

Special Considerations: double lot, (122 x 150 ft)

Use Potential: lot split for 2 conforming single or two-family properties

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: \$21k

Special Considerations:

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

123 ORANGE ST:

Zone: A-2, Multi-family

Area: .15 ac

Appraised: \$21k

Special Considerations: minor topography issue

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

124 ROCKWELL ST:

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 ST:

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 ST:

Zone: T, Two-family

Area: .08 ac

Appraised: \$1,000

Special Considerations: very small lot, (41x 84 ft), shared easement

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

