

# SPEND A LITTLE GET A **LOT!**

**THIS LOT \$100**  
**+ REDUCED CLOSING COSTS**



**ALBANY COUNTY**  
LAND BANK CORPORATION

**(518) 407-0309**

[www.albanycountylanbank.org](http://www.albanycountylanbank.org)

**APPLY BY JUNE 30<sup>TH</sup>**  
**VISIT WEBSITE FOR DETAILS**

## HOW TO APPLY

1. Identify participating lots (see reverse side or visit our website)
2. Determine if you are an eligible applicant (see reverse side)
3. Complete and submit an application by June 30<sup>th</sup>

## NEED MORE INFO OR ASSISTANCE WITH APPLYING?

For more details about the program and requirements, associated/expected costs, how applications will be selected, rules and restrictions please visit us online at:

[www.albanycountylanbank.org](http://www.albanycountylanbank.org)

or call (518) 407-0309

**OFFER ONLY AVAILABLE FOR A LIMITED TIME!**



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# PROGRAM DETAILS

The Albany County Land Bank is a nonprofit organization committed to stabilizing neighborhoods and strengthening communities across Albany County through the acquisition, improvement and responsible disposition of tax-foreclosed, vacant and abandoned properties. During the month of June **select vacant lots owned by the Land Bank will be sold for \$100 plus significantly reduced closing costs!** Purchase applications will be accepted between June 1 and June 30, 2017. Incomplete applications or those submitted after June 30, 2017 will not be eligible.

- To be eligible buyers must be property owners located on the same block. Preference will be given to applicants in this order: 1) immediately adjacent property owner/primary residence; 2) immediately adjacent property owner of a rental property/primary residence; 3) immediately adjacent owner of a rental property; 4) property owner/primary residence located on the same block as the lot. In the event of multiple applications of the same priority, applications will be selected by a lottery. Satisfactory proof of ownership/residency status is required.
- To be eligible buyers must be current on all taxes, water/sewer bills, and have no outstanding code violations or unresolved foreclosures
- All lots are sold "as-is" and all uses must comply with City of Albany rules, regulations, and ordinances. The Land Bank does not make any representations or warranties regarding condition of properties and/or permissible uses.
- Only select properties are eligible for this promotion. The Land Bank may modify the property list at its sole discretion.
- Eligible lots are available for a purchase of \$100 plus significantly reduced closing costs. Buyers are responsible for all associated closing costs which, at a minimum, should be expected to range between \$700 and \$800 in addition to the property purchase price.
- Under the terms of sale, buyers will have 30 days to ensure the property meets all City of Albany codes or the Land Bank may reclaim the property.
- Please visit [www.albanycountylandbank.org](http://www.albanycountylandbank.org) or call (518) 407-0309 for more information on program details.

## Participating **LOTS** by Neighborhood

<u>ARBOR HILL</u>	<u>SOUTH END</u>	<u>WEST HILL</u>
56 First Street	109 Alexander Street	576 Clinton Avenue
81 First Street	2 Batcher Street	412 Elk Street
95 First Street	116 Broad Street	379 First Street
155 First Street	112 Fourth Avenue	197 North Lake Avenue
198 First Street	130 Fourth Avenue	74 Ontario Street
184 Livingston Avenue	42 Morton Avenue	344 Orange Street
148 Second Street	2 Odell Street	243 Second Street
183 Second Street	44 Odell Street	251 Second Street
	47 Second Avenue	256 Second Street
	123 Third Avenue	302 Second Street
		325 Second Street
<u>MANSION</u>	<u>WEST END</u>	455 Second Street
5 Park Avenue	7 North Manning Blvd	474 Second Street
2 Charles Street		516 Second Street
<u>SHERIDAN HOLLOW</u>	631 Second Street	360 Sheridan Avenue
129 Clinton Avenue		306 Third Street
233 Clinton Avenue		

