

Addendum to COMMERCIAL REVIEW APPLICATION 2019
for 114 Warren St. Hudson, NY SBL = 109.35-2-65

Comparables:

Data gathered from <https://cityofhudson.sdgny.com/complis.aspx>.

109.44-3-41.1	01021 - Primary Comm	The Boston Group, LLC	16-18 N Third St	2019 - Preliminary \$700,000 2018 - \$250,000	483 D08 2,016
110.55-1-12	01022 - Secondary Comm	G.G. and G. Flower Company	128 Green St	2019 - Preliminary \$330,000 2018 - \$220,000	483 D08 2,662

If you are viewing comparables from the point of view of the marketplace and market value neither of these would enter the mind of any buyer interested in 114 Warren St.



The N. Third St property is next to an alley isolated and on a busy state highway. It is currently undergoing some sort of renovations by the owner who also owns the buildings across the alley from it that constitute the Maker Hotel complex.



The Green St property is a structure with a large commercial display window across most of its width.

The house at 114 Warren St. looks like a residential structure. Given its position in a historic district and the fact that it has always been a one or two family house the Historic Commission would not allow the installation of any such display window to be installed.



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If we are trying to achieve a correct market value the comparables need to be comparable from the point of view of the potential buyer and not based on Property Class. This is what has driven the choices of comparables cited above.

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