



PARAMOUNT REALTY USA

Bankruptcy Auction - October 21*
United States Bankruptcy Court for
the Eastern District of New York
Case number 22-71639 REG

Marina/Redevelopment Opportunity
55 Hudson Avenue
Freeport, NY

Now Considering Bids
Suggested Opening Bid \$1,000,000



PROPERTY HIGHLIGHTS

- 1.15 Acres on the Hudson Canal
- 400' Waterfront
- Summer In-Water Storage: 48+ Slips
- Summer Hi-Dry Storage: 18 Slips
- Summer Land Storage: 30 Spaces
- Winter Storage: 120 Spaces
- Travel Lift
- Showroom/Repair Shop: 3,780± Sq Ft
- Sales Office: 900± Sq Ft
- 2-Bedroom Apartment (2nd Floor)
- Tiki Deck/Event Patio
- Customer Bathrooms with Showers
- 3-Miles to Jones Inlet by Water
- 1 Block from Woodcleft Canal/Freeport Nautical Mile

*Subject to Bankruptcy Court Terms of Sale and Approval

Presented Exclusively By

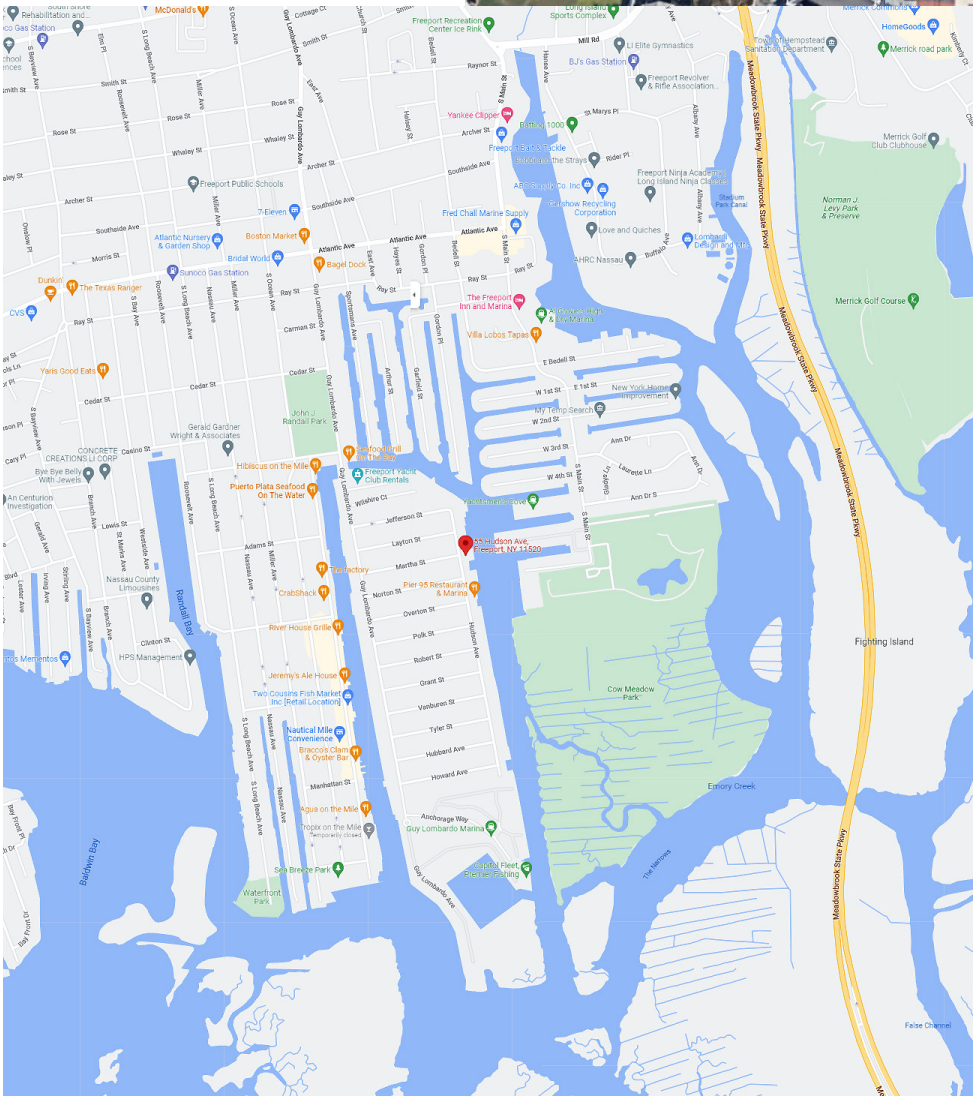


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212.867.3333 · prusa.com

PROPERTY DESCRIPTION

- Nassau County: Section 62, Block 93, Lot 798
- Lot Size: 1.15 acres
- Real Estate Taxes: \$91,580
- Zoning: Marine Industrial (I)
- Building Size: 5,692 sq. ft.
- Year Built: 1946



HOW TO PARTICIPATE

1. Access Due Diligence.

Click [HERE](#) and follow instructions in Step 2, or visit [prusa.com](#).

2. Submit Written Bid By Deadline,

Friday, October 21 at 4pm local time. Submit (a) a written bid and (b) 10% deposit (by bank check or wire). Instructions are included in the Due Diligence Information.

MUST SELL

PRUSA LLC d/b/a Paramount Realty USA, unique ID number 10491205898 ("PRUSA") is a marketing firm specializing in auctions. PRUSA, seller and their respective principals, agents, affiliates and representatives (collectively, "Seller Group") disclaim any and all liability for any inaccuracy, errors or omissions contained herein or in any material pertaining to this property. All references to square footage, dimensions and other numbers are approximate. This offering may be withdrawn, modified or canceled without notice at any time. All auctions with reserve unless explicitly stated as otherwise. Any Minimum Bid or Starting Bid reflected herein assumes an all-cash, non-contingent bid on terms provided by Seller Group and applies only to the day(s) and time(s) of an open outcry auction, which shall conclude upon PRUSA's declaration of same; Seller is not obligated to accept any offer before or after auction, including any offer at or above a Suggested Opening Bid, if any. Any Starting Bid or Minimum Bid indicated herein is subject to any Buyer's Premium indicated herein or by Seller Group, which means the Buyer's Premium percentage will be added to the winning bidder's bid price to establish the total purchase price. Furniture and other personalty is excluded unless explicitly stated as otherwise herein. This is neither an offer to sell nor a solicitation to buy to residents in states where registration requirements have not been fulfilled. No representation may be relied upon. Auction subject to any terms of sale or other information provided by Listing Broker or PRUSA. Equal Housing Opportunity.