



**PARAMOUNT** REALTY  
USA

# AUCTION

Thursday, May 4

4 Vacant Residential Lots  
Coram, NY

**Minimum Bid \$300,000**



Presented Exclusively By



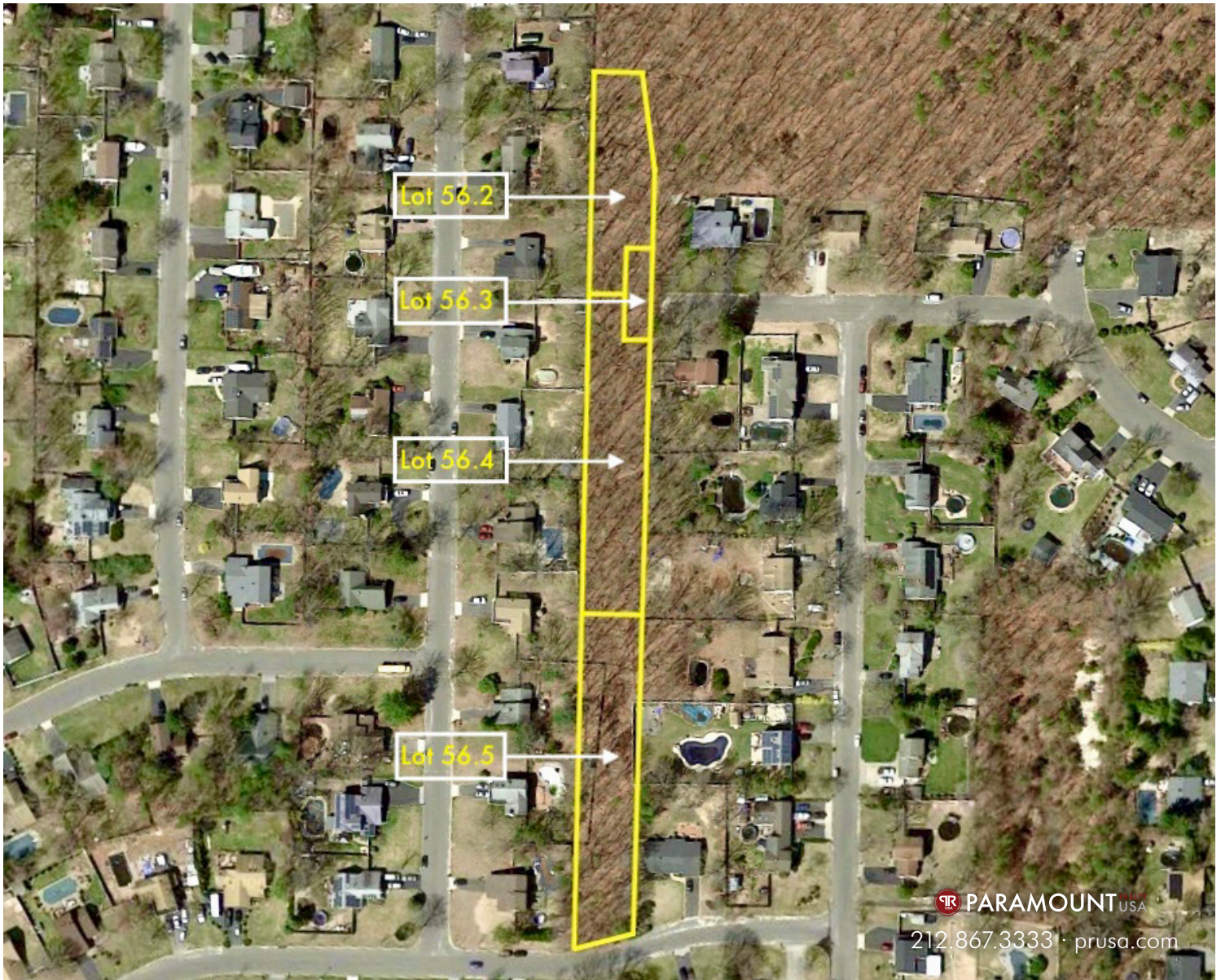
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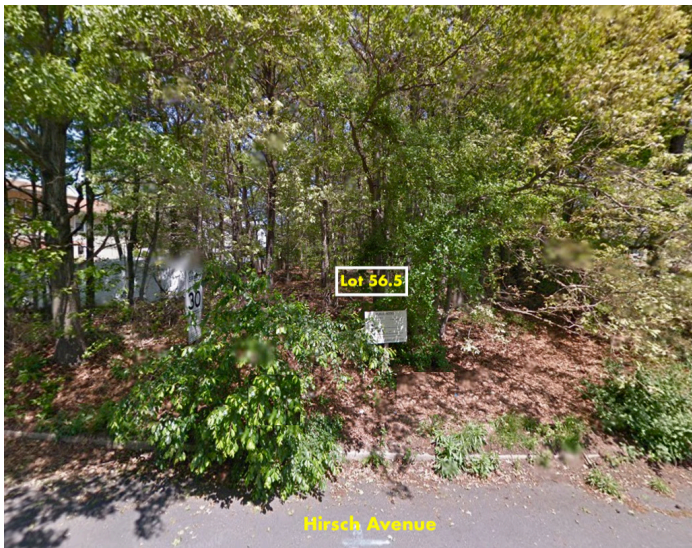
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# PROPERTY DESCRIPTION

- 4 contiguous vacant undeveloped lots
- Lot Widths: varies up to +/- 70 ft.
- Lot Lengths: varies up to +/- 387 ft.
- Relatively level terrain
- Nearby access to utilities
- FEMA Flood Zone: Zone X
- Zoning: [A1 Residential \(single-family\)](#)
- Variance may be required depending on use

S-B-L	CITY	MUNICIPALITY	ZONING	SIZE (AC)	SIZE (SF)	RE TAXES
314-5-56.2	Coram	Brookhaven	A-1 Residential	0.39	16,988	\$864.87
314-5-56.3	Coram	Brookhaven	A-1 Residential	0.09	3,920	\$432.46
314-5-56.4	Coram	Brookhaven	A-1 Residential	0.59	25,700	\$1,405.44
314-5-56.5	Coram	Brookhaven	A-1 Residential	0.59	25,700	\$1,405.44
<b>TOTALS:</b>				<b>1.66</b>	<b>72,310</b>	<b>\$4,108.21</b>



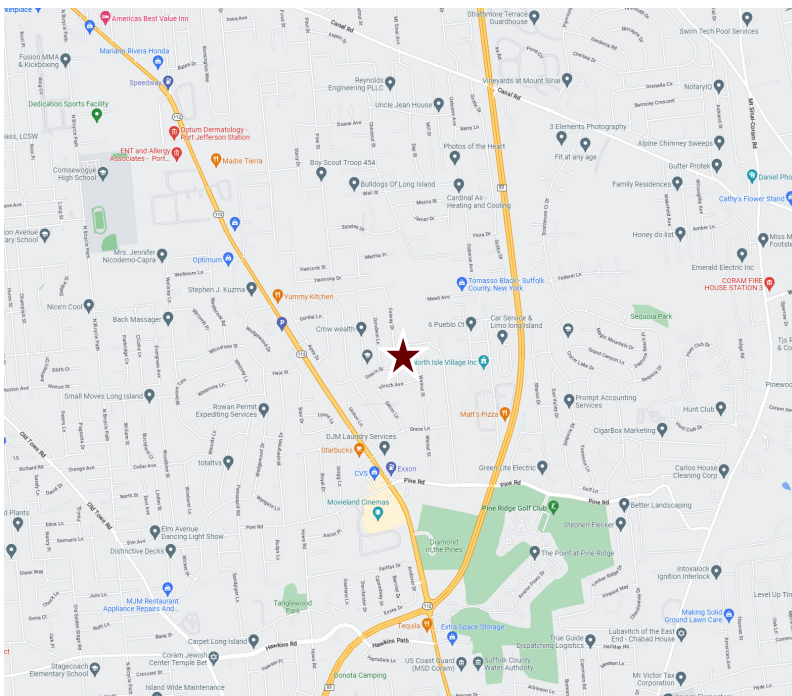


## LOCATION

- Grove Ave and Hirsch Ave in the hamlet of Coram in the town of Brookhaven, Suffolk County, Long Island
- 10 min drive to the LIRR Port Jefferson Station and 14 min drive to the LIRR Medford Station/Long Island Expressway
- Proximate to shopping, restaurants and entertainment
- Minutes from regional parks and beaches

## THE AREA

Tap the map to explore the neighborhood in Google Maps.



## HOW TO PARTICIPATE

- 1. Access Due Diligence** to view bidding instructions, property surveys, aerial maps and more. Click [HERE](#) and follow instructions in Step 2, or visit [prusa.com](http://prusa.com).
- 2. Submit Bid Now through Bid Deadline: 4pm EST on Thursday, May 4.** You **MUST** submit a bid anytime between now and the Bid Deadline by clicking [here](#). If you prefer to complete a Letter of Intent (LOI) in Word format, please see Due Diligence Information. High bidder(s) must submit signed contract of sale promptly after being notified. See Due Diligence Information for complete terms.

## MUST SELL

*10% Buyer's Premium. Property subject to prior sale. Submit bid at any time. All bids are encouraged. Seller (a) will accept the highest bid at or above the Minimum Bid (on terms set forth by Seller) and (b) has the right to accept a bid below the Minimum Bid.*

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