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USA

# AUCTION

Wednesday, April 12

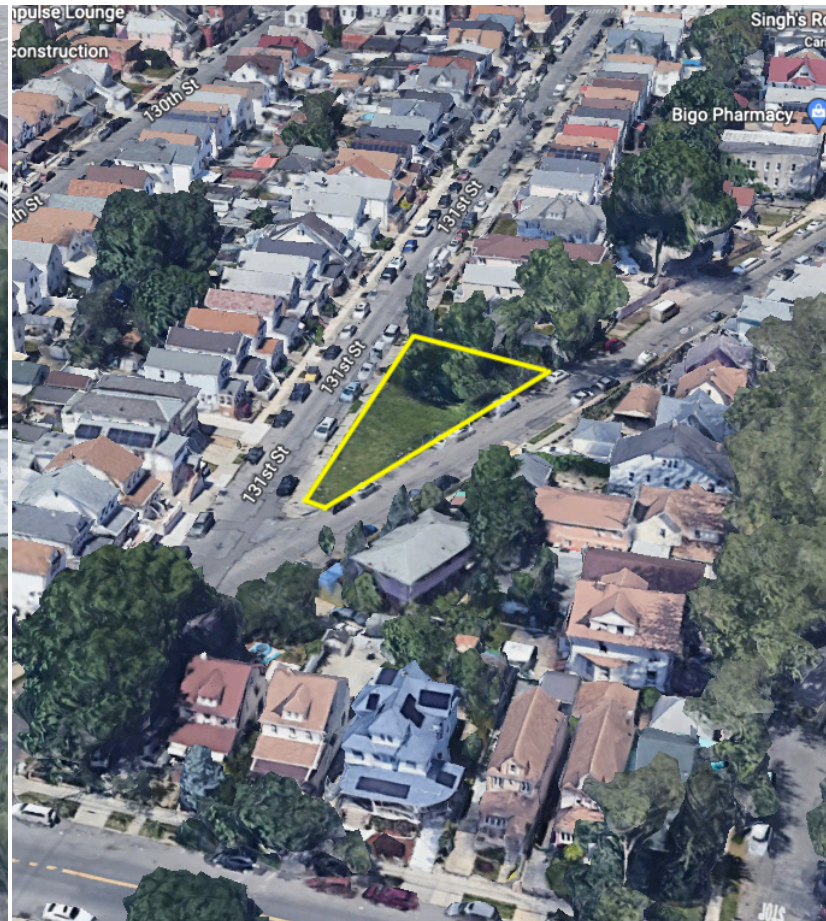
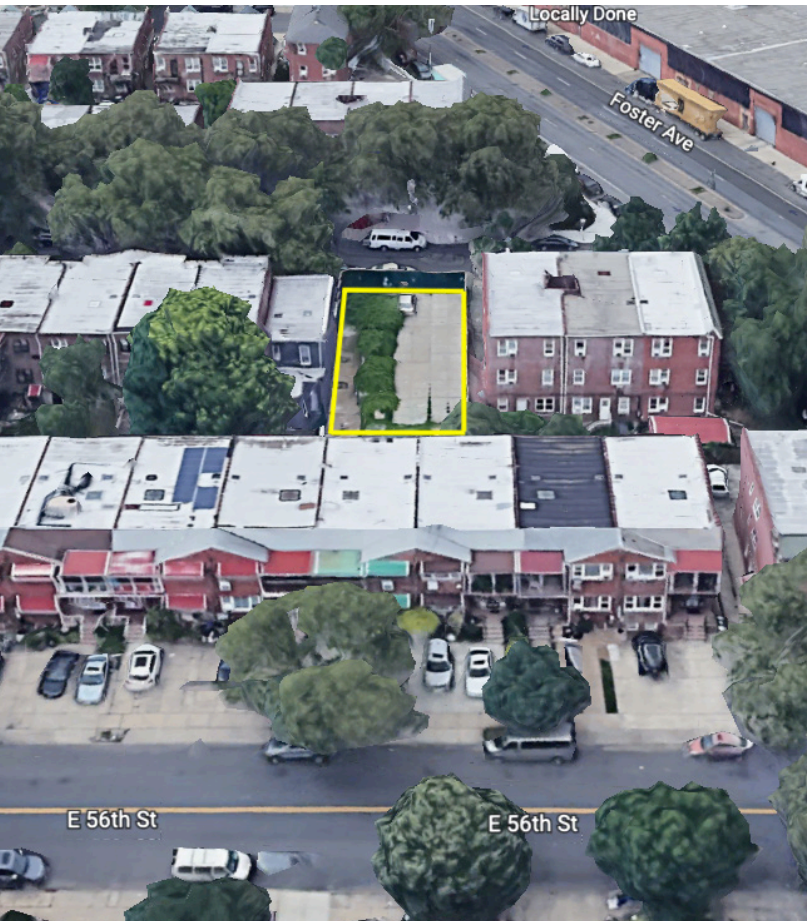
Two Development Sites — Buy One or Buy Both  
Brooklyn & Queens, NY

**Fully Approved 8-Family  
Development Site**

829 E. 55<sup>th</sup> St., Brooklyn, NY  
Previously \$800,000  
Suggested Opening Bid \$499,000

**Fully Approved Single Family  
Development Site**

105-48 Van Siclen St., Queens, NY  
Previously \$300,000  
Suggested Opening Bid \$175,000



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**PARAMOUNT** REALTY  
USA

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## 829 E. 55<sup>th</sup> St. Brooklyn, NY



## PROPERTY DESCRIPTION

- BBL: Brooklyn, 7973, 33
- Tax Class: 1B
- Building Class: V0–Vacant Land
- Annual RE Tax: \$3,694.76
- Lot Dimensions: 41' 9" x 100'
- Zoning Lot Area: 6,000 sq. ft.
- Zoning: R-5
- FAR: 1.25
- Allowable Buildable Floor Area: 7,500 sq. ft.
- Note: Original tax lot (32) was subdivided into two tax lots (33 & 32), but remain one zoning lot. See approved plans for further details

## PROPERTY HIGHLIGHTS

- Vacant rectangular lot with fully approved plans for 4-story, 8-family building (7,498 gross sq. ft.)
- Building permit issued and since expired in January 2022
- Located in East Flatbush, Brooklyn 1.5 miles from subway (2–Flatbush Ave Station) and (L–Rockaway Parkway Station) with convenient access to Kings Highway

## 105-48 Van Siclen St. Queens, NY



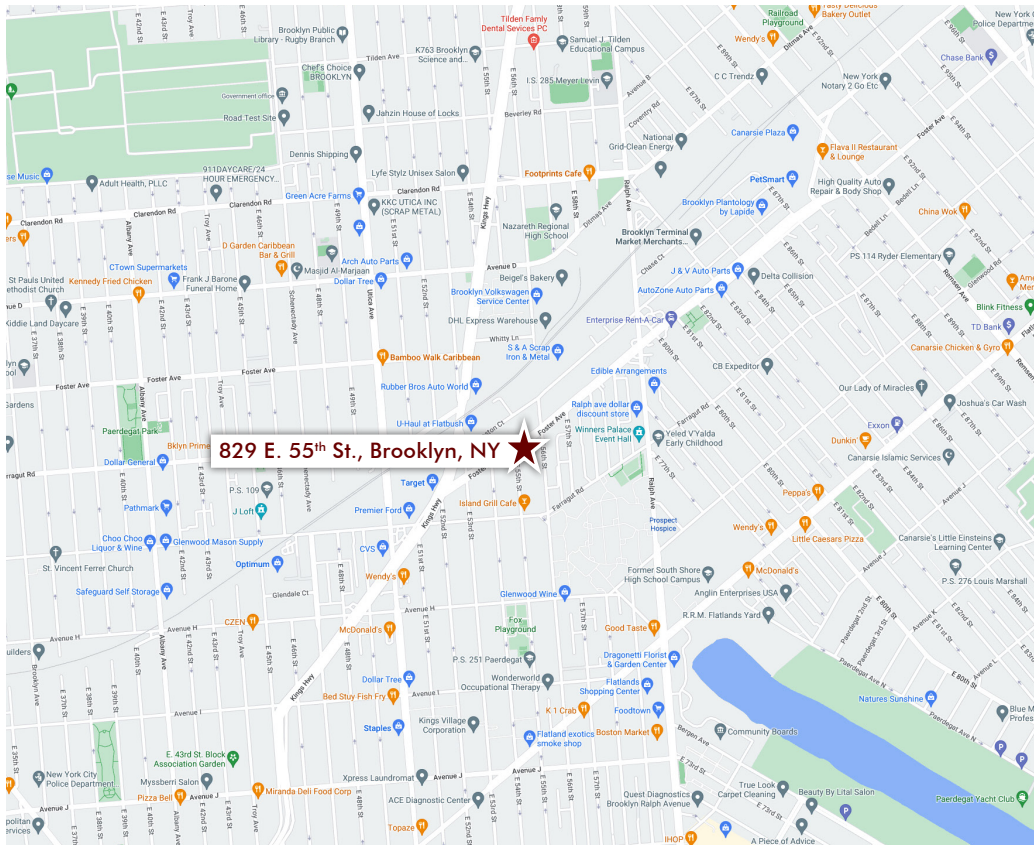
## PROPERTY DESCRIPTION

- BBL: Queens, 9591, 38
- Tax Class: 1B
- Building Class: V0-Vacant Land
- Annual RE Tax: \$732.36
- Lot Dimensions: 53' x 125'
- Lot Area: 3,325 sq. ft.
- Zoning: R3A
- FAR: 0.5
- Allowable Buildable Floor Area: 1,662 sq. ft.

## PROPERTY HIGHLIGHTS

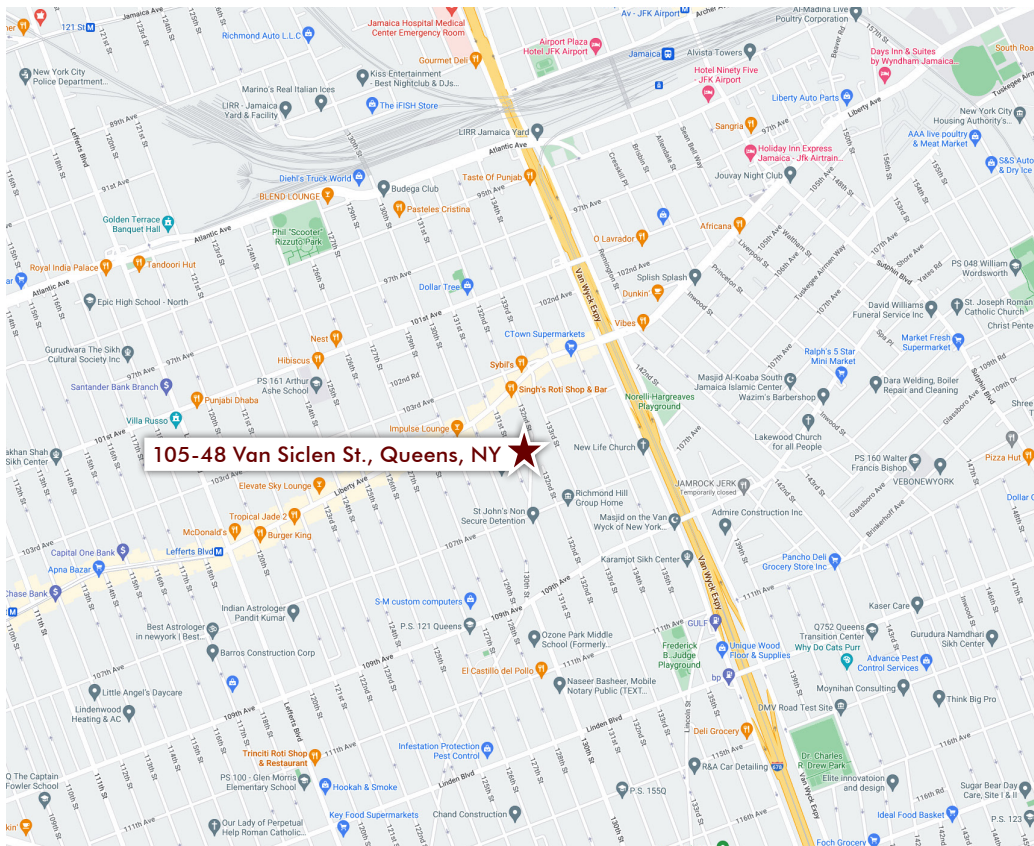
- Undeveloped vacant triangular lot with approved plans for a 2-story single family residence
- Current zoning allows for single family or 2-family home
- Located in South Ozone Park, Queens less than a mile from subway (A–Lefferts Blvd Station) and LIRR (Jamaica Station) with convenient access to the Van Wyck Expressway (I-678)





## THE AREAS

Tap the maps to explore the neighborhoods in Google Maps.



## 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,** Wednesday, April 12 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

6% Buyer's Premium. Property subject to prior sale. Submit bid at any time. All bids are encouraged.

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