



PARAMOUNT REALTY USA

AUCTION

Thursday, January 27

Fully-Approved Development Site
398 Forest Ave., Locust Valley, NY

Previously Listed at \$899,000

Minimum Bid \$375,000



Presented Exclusively By



PARAMOUNT REALTY USA

212.867.3333 · prusa.com

PROPERTY HIGHLIGHTS

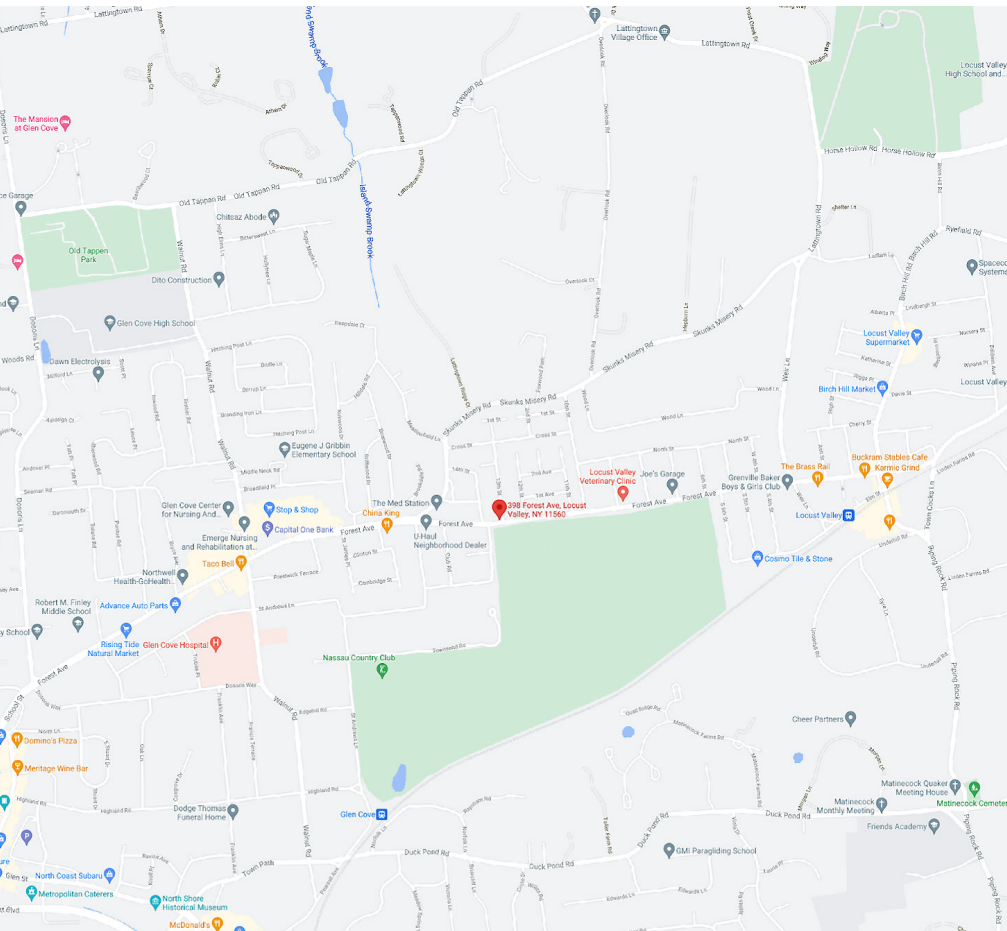
- Four contiguous vacant parcels totaling 0.23 acres of vacant/undeveloped land
- Fully approved development plans and building permit
- Approved for two-story, 7,406 sq. ft., 8 units and on-site parking
- Located across from Nassau CC and within walking distance of LIRR

PROPERTY DESCRIPTION

- Nassau County: Section 30, Block 22, Lots 30, 31, 34 & 35
- Lot (approx.): 10,017 sq. ft./0.23 acres
- Real Estate Taxes: \$15,217
- Zoning: Mixed Use (M/R-2)

APPROVED DEVELOPMENT HIGHLIGHTS

- 7,406 sq. ft. two-story building, with elevator
- 8 units (7 residential & 1 commercial)
- 5 one-bedroom units (700–760 sq. ft.)
- 2 studio units (499–531 sq. ft.)
- 1 commercial unit (803 sq. ft.)
- 11 parking spaces
- Building Permit issued on 8/17/20



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,

Thursday, January 27 at 4pm local time. Submit (a) a written bid and (b) 10% deposit (by bank check or wire) by the bid deadline. Instructions are included in the Due Diligence Information.

MUST SELL

10% Buyer's Premium.
Property subject to prior sale.
Submit bid at any time.

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