



NEW YORK STATE PUBLIC AUCTION

PROPERTY FOR SALE:

**836 PROSPECT PLACE
CROWN HEIGHTS, BROOKLYN
KINGS COUNTY, NEW YORK**

AUCTION DATE:

OCTOBER 20, 2011

MINIMUM BID:

\$500,000

OPEN HOUSE DATES:

11:30 AM - 2:00 PM

SEPTEMBER 27TH

OCTOBER 12TH

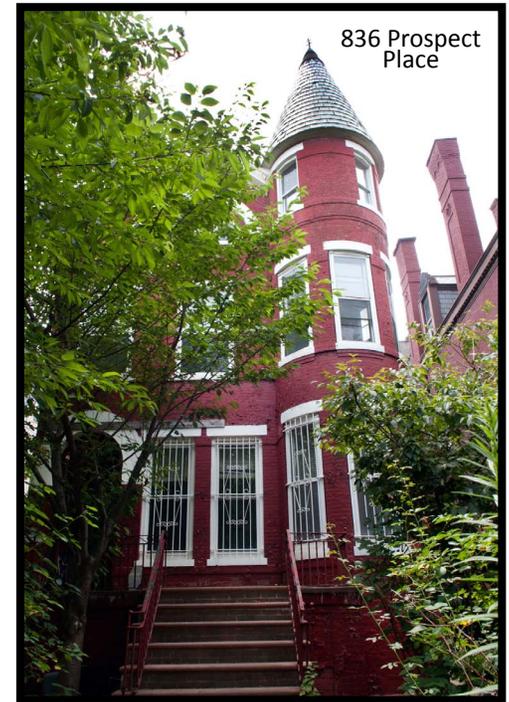




PROPERTY HIGHLIGHTS



836 Prospect Place is a stately 3,200-square-foot, three-story single-family residence on a 7,312-square-foot lot. The property contains a partially finished basement, five bedrooms, two bathrooms, a two-car garage and off-street parking. The house is estimated to be 100 years old and features many original architectural details, including wood wainscoting, decorative posts and balustrades, crown molding, and ornamental fireplaces and mantels.



PROPERTY HIGHLIGHTS

PROPERTY DETAILS

EXTERIOR BUILDING
& LOT FEATURES

INTERIOR ROOMS & SPACES

SITE DATA & TAX MAP

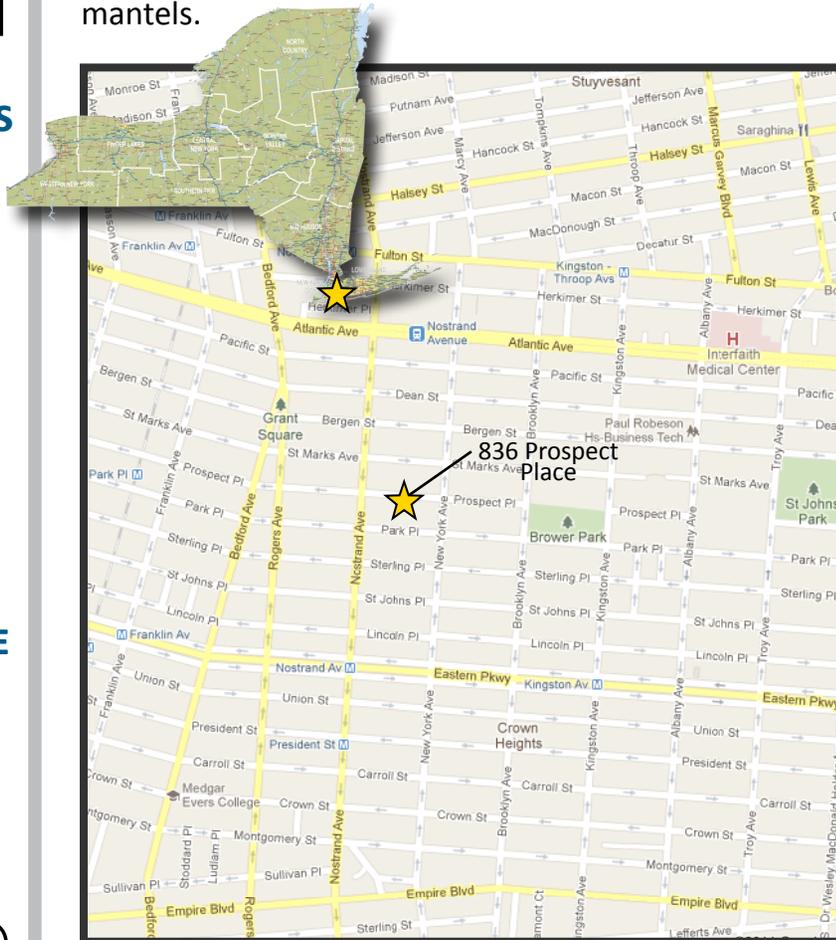
MECHANICALS & LOGISTICS

OPEN HOUSE DATES

AUCTION SPECIFICS

LEGAL AND REFERENCE DOCUMENTS

CONTACT



The property is situated in Brooklyn's Crown Heights residential neighborhood, close to public transportation and several main bridges and roadways. Nearby cultural and recreational amenities include the Brooklyn Museum of Art, Brooklyn Children's Museum, Prospect Park, and Brooklyn Botanical Gardens, as well as numerous shops and restaurants. The State of New York is offering this home for sale at public auction to all prospective buyers at a minimum bid of \$500,000.

Find us on:





PROPERTY DETAILS: EXTERIOR BUILDING & LOT FEATURES



PROPERTY HIGHLIGHTS

PROPERTY DETAILS

EXTERIOR BUILDING
& LOT FEATURES

INTERIOR ROOMS & SPACES

SITE DATA & TAX MAP

MECHANICALS & LOGISTICS

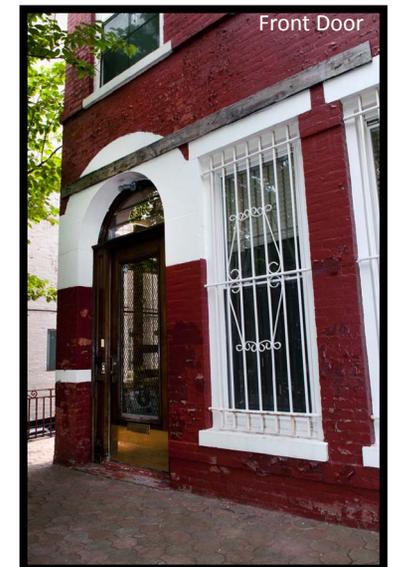
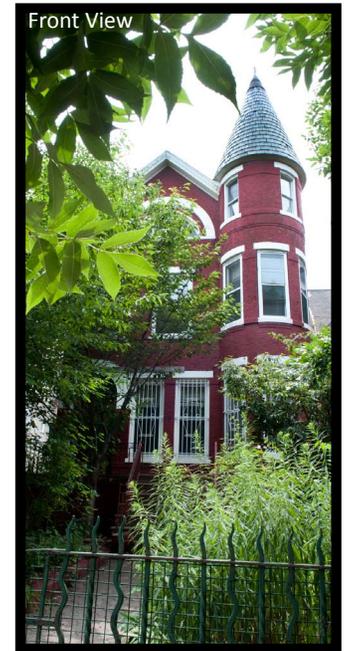
OPEN HOUSE DATES

AUCTION SPECIFICS

LEGAL AND REFERENCE DOCUMENTS

CONTACT

- 7,312-square-foot lot, or 0.17 acres
- Masonry/concrete foundation
- Painted brick exterior
- Front and back yard security fence and gate
- Security street buzzer/intercom system
- Two-car garage
- Asphalt-paved off-street parking
- Tree-lined residential street
- Mature front yard landscaping
- Large back yard space



Find us on:





PROPERTY DETAILS: INTERIOR ROOMS AND SPACES



- 3,200 square feet
- Basement: Partially finished with an older kitchen, recreation room, and bath.
- First Floor: Kitchen, family room, dining room, and living room with a large foyer.
- Second Floor: Small kitchen, den, two bedrooms, and full bath.
- Third Floor: Kitchen, two bedrooms, and full bath.



PROPERTY HIGHLIGHTS

PROPERTY DETAILS

EXTERIOR BUILDING
& LOT FEATURES

INTERIOR ROOMS & SPACES

SITE DATA & TAX MAP

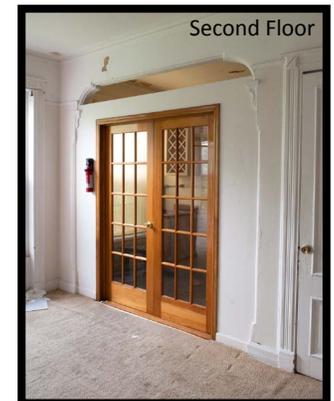
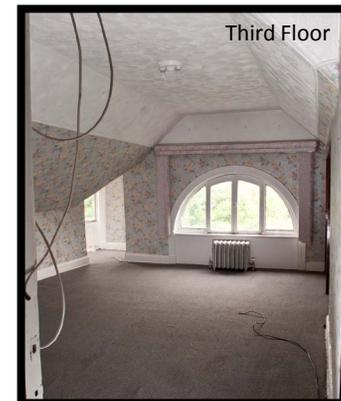
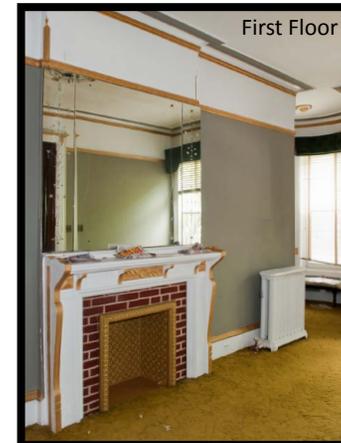
MECHANICALS & LOGISTICS

OPEN HOUSE DATES

AUCTION SPECIFICS

LEGAL AND REFERENCE DOCUMENTS

CONTACT

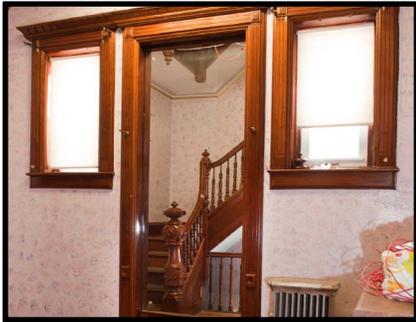


Find us on:





PROPERTY DETAILS: SITE DATA & TAX MAP



The property is slightly irregular with 50' frontage by 150' depth with a 20' x 9'5" cutout. There is open onsite parking for several cars and an older two-car garage. The perimeter of the property is fenced with a security gate.

PROPERTY HIGHLIGHTS

PROPERTY DETAILS

EXTERIOR BUILDING & LOT FEATURES

INTERIOR ROOMS & SPACES

SITE DATA & TAX MAP

MECHANICALS & LOGISTICS

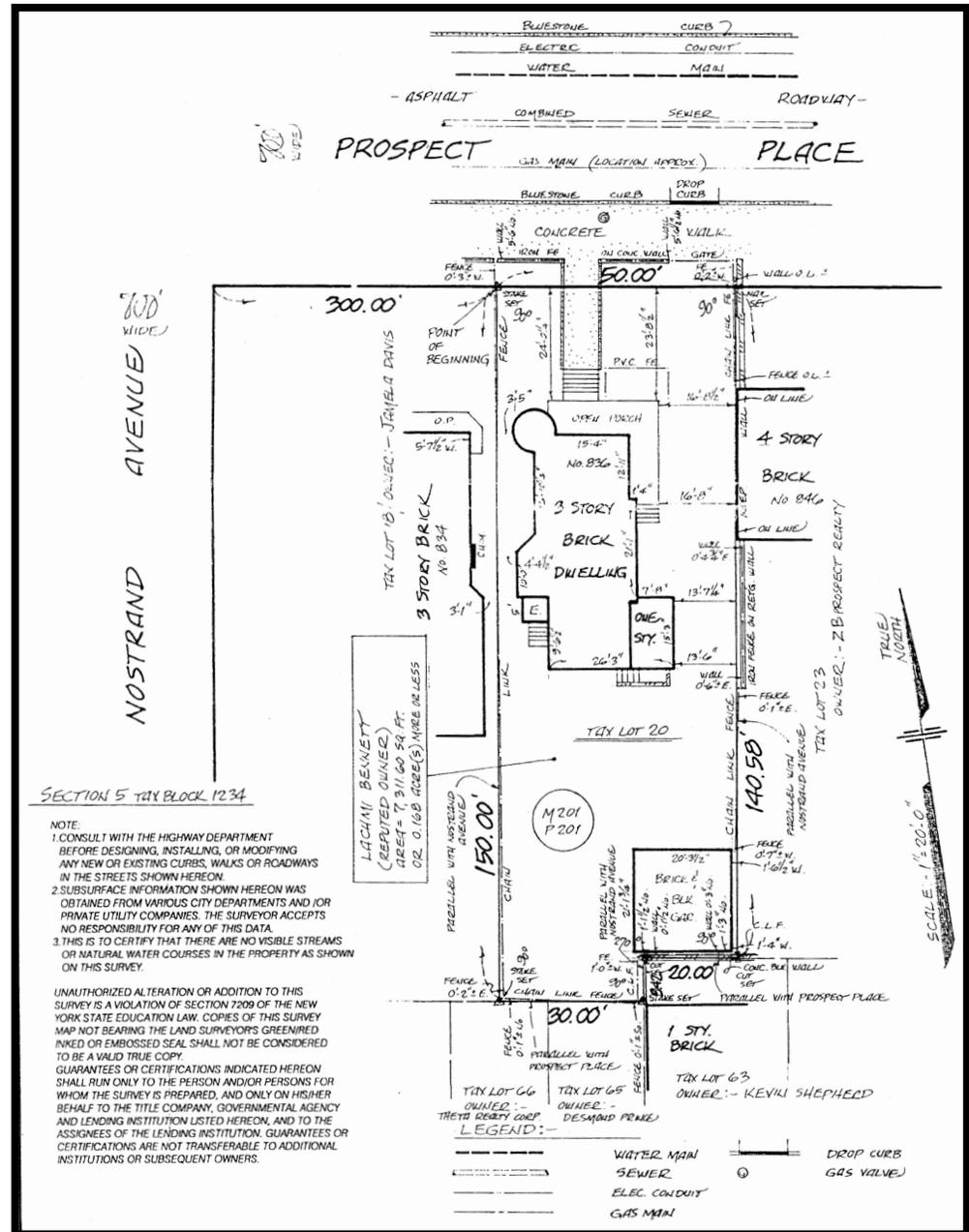
OPEN HOUSE DATES

AUCTION SPECIFICS

LEGAL AND REFERENCE DOCUMENTS

CONTACT

Find us on:



Note: The property details are provided for general informational purposes only. Prospective bidders are urged to obtain professional advice, prior to the public sale, in order to assess the site's potential, building and mechanical components and condition, and compliance with health and building codes for any planned use of the property.



PROPERTY DETAILS: MECHANICALS & LOGISTICS



PROPERTY HIGHLIGHTS

PROPERTY DETAILS

EXTERIOR BUILDING
& LOT FEATURES

INTERIOR ROOMS & SPACES

SITE DATA & TAX MAP

MECHANICALS & LOGISTICS

OPEN HOUSE DATES

AUCTION SPECIFICS

LEGAL AND REFERENCE DOCUMENTS

CONTACT

Ownership:

The property is currently owned by the State of New York.

Condition:

The minimum bid was adjusted in recognition of some general repairs, including, but not limited to, plumbing, mechanicals, roof and exterior maintenance.

Tax Map ID:

Kings County Block 1234, Lot 20, Section 5

Taxes:

State-owned real property is exempt from property and school taxes. For information regarding assessment rates, contact the New York City Department of Finance by dialing 311, or 212.639.9675 if you live outside the five boroughs of New York City.

Zoning:

State-owned property is exempt from local zoning, however, the subject is within an R-6 residential district. The subject property represents a legal use. It should be noted that the subject has been recently designated as an Historic District by the New York City Landmarks Preservation Commission. The Office of General Services strongly encourages all prospective bidders to research any prospective uses. For additional information regarding this designation, contact the Landmarks Preservation Commission at 212.669.7817, or email: info@lpc.nyc.gov.

Environmental:

Due to the age of the building, the potential for asbestos in interior and exterior structural components and the presence of lead in underlying paint cannot be discounted.

Utilities:

Electric, gas, telephone, municipal water and sewer.

Electrical:

220-volt service, fuses and circuit breakers.

Heating/Cooling:

Gas-fired hot water boiler with baseboard heat. There is no central cooling.

Storage Tanks:

One above-ground oil storage tank in the basement. No known underground storage tanks.

Easements:

The property is subject to municipal and public utility easements.

Wetlands:

None known to exist on the parcel.

Floodplain:

The subject is situated in Zone X, a 500-year flood area, as shown on FEMA map #360493-0212F, dated September 5, 2007.

Find us on:





OPEN HOUSE DATES



The Office of General Services is conducting three open houses for onsite inspection:

1. Tuesday, September 27th, 11:30 a.m.- 2:00 p.m.
2. Wednesday, October 12th, 11:30 a.m.- 2:00 p.m.

Other dates and times may be available by appointment.

PROPERTY HIGHLIGHTS

PROPERTY DETAILS

EXTERIOR BUILDING
& LOT FEATURES

INTERIOR ROOMS & SPACES

SITE DATA & TAX MAP

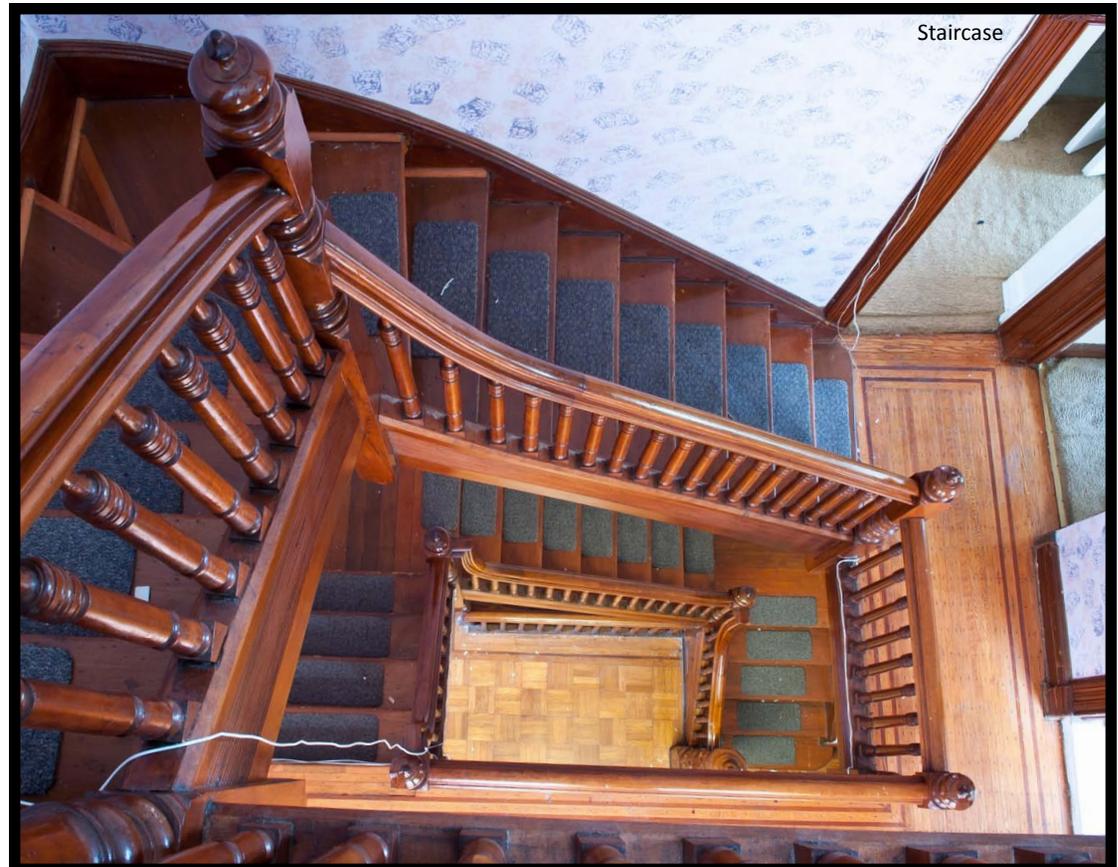
MECHANICALS & LOGISTICS

OPEN HOUSE DATES

AUCTION SPECIFICS

LEGAL AND REFERENCE DOCUMENTS

CONTACT



Find us on:





AUCTION SPECIFICS



PROPERTY HIGHLIGHTS

PROPERTY DETAILS

EXTERIOR BUILDING
& LOT FEATURES

INTERIOR ROOMS & SPACES

SITE DATA & TAX MAP

MECHANICALS & LOGISTICS

OPEN HOUSE DATES

AUCTION SPECIFICS

LEGAL AND REFERENCE DOCUMENTS

CONTACT

Note: The following information is for general purposes only.
Please refer to the [Notice of Sale](#) for the official sale information.

Property for Sale: 836 Prospect Place
Crown Heights, Brooklyn 11216
Kings County, New York
The property is being sold as is.

Date and Time: Thursday, October 20, 2011
11:00 a.m.
Registration begins at 10:00 a.m.

Location: Shirley A. Chisholm State Office Building
55 Hanson Place, First Floor
Brooklyn, NY 11217
Note: This is a public building where visitors may be required to present identification before being permitted to enter.

Minimum Bid: \$500,000
By law, no lower bid can be accepted.

Terms: A deposit of \$50,000 in the form of a certified check or bank draft (made payable to yourself) must be presented to register. The successful bidder will be required to endorse the deposit check to the "Commissioner of General Services." If applicable, an additional nonrefundable amount will be required, which, together with the initial deposit, shall equal 10 percent of the successful bid. Said amount is to be paid no later than ten business days after notification of acceptance of bid. The balance of the purchase price is due 120 days after notification of acceptance of bid.

Broker Commission: A five percent broker commission will be paid by the State of New York to a qualified real estate broker who represents the successful bidder at the time of closing. Bidder-Purchaser and Broker Affidavits must be submitted to OGS Legal Services by close of business Tuesday, October 18, 2011.

Special Requirements: Anyone acting as a representative of another person or corporation must, at least 48 hours in advance, verify such capacity in writing. For more information, please see the sample Authorization to Bid form.

Find us on:





LEGAL AND REFERENCE DOCUMENTS



PROPERTY HIGHLIGHTS

PROPERTY DETAILS

EXTERIOR BUILDING
& LOT FEATURES

INTERIOR ROOMS & SPACES

SITE DATA & TAX MAP

MECHANICALS & LOGISTICS

OPEN HOUSE DATES

AUCTION SPECIFICS

LEGAL AND REFERENCE DOCUMENTS

CONTACT

The following legal and reference documents pertaining to the 836 Prospect Place can be found on the Office of General Services website at: www.ogs.ny.gov/BU/RE/LM/Docs/Brooklyn/Main.asp

Notice of Sale

- Proposed Legal Description
- Bidder-Purchaser Affidavit
- Broker Affidavit
- Authorization to Bid
- Real Estate Contract
- Appendix A: Standard Clauses for New York State Contracts



Find us on:





CONTACT



PROPERTY HIGHLIGHTS

PROPERTY DETAILS

EXTERIOR BUILDING
& LOT FEATURES

INTERIOR ROOMS & SPACES

SITE DATA & TAX MAP

MECHANICALS & LOGISTICS

OPEN HOUSE DATES

AUCTION SPECIFICS

LEGAL AND REFERENCE DOCUMENTS

CONTACT

New York State Office of General Services Division of Real Estate Development

26th Floor, Corning Tower

Empire State Plaza

Albany, NY 12242

518.474.2195

www.ogs.ny.gov

www.facebook.com/nysrealproperty*

<http://www.flickr.com/photos/nysogs>*

www.youtube.com/user/NYSOGS*

Designated Contacts:

Division of Real Estate Development

518.474.2195

[Robert M. VanDeloo](#)

[Laura Graham](#)

[Charles Sheifer](#)

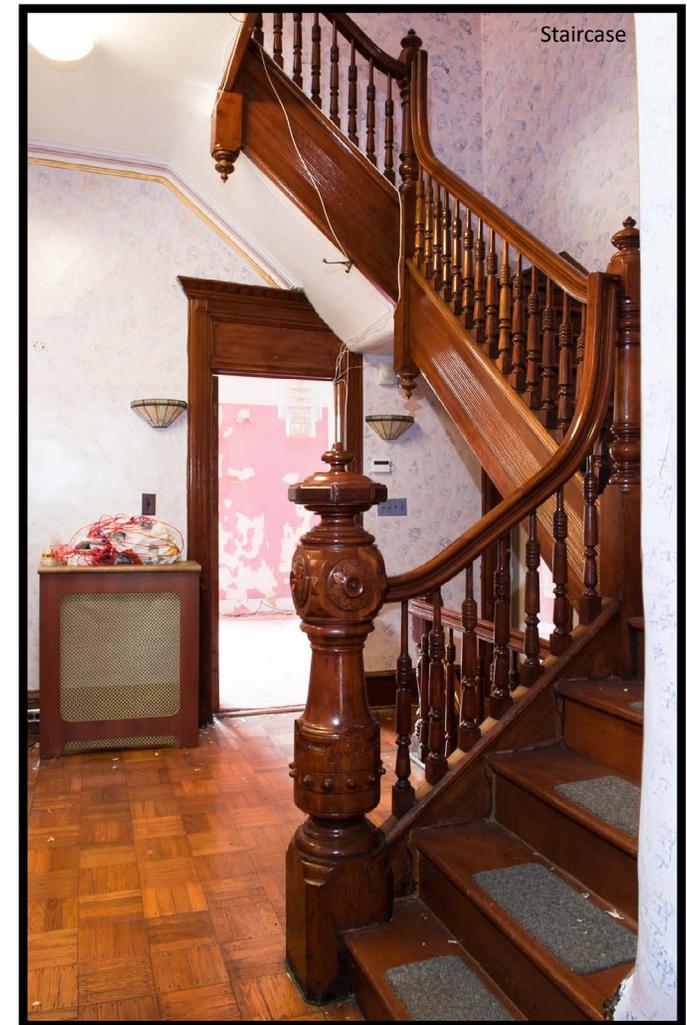
[Richard Bennett](#)

Legal Services

518.474.8831

[Thomas A. Pohl](#)

[Frank P. Pallante](#)



ANDREW M. CUOMO
GOVERNOR
STATE OF NEW YORK



ROANN M. DESTITO
COMMISSIONER
OFFICE OF GENERAL SERVICES

Find us on:



*Links to Facebook, YouTube and Flickr go to another location that is not maintained by OGS. OGS takes no responsibility for and exercises no control over non-OGS sites, the view that may be represented, accuracy, privacy policies, copyright, trademark compliance, or the legality of any material contained on those sites.

Note: The property details are provided for general informational purposes only. Prospective bidders are urged to obtain professional advice, prior to the public sale, in order to assess the site's potential, building and mechanical components and condition, and compliance with health and building codes for any planned use of the property.