



## **Sheldon Good & Co. retained to sell Bronx Blvd. parcel on Nov. 8th**

November 19, 2007 - New York City

Sheldon Good & Company Auctions NorthEast LLC in a bankruptcy resolution has been retained to sell at auction a three-building former auto dealership center off Bronx Blvd.

The properties are comprised of former auto dealership sites and are being offered in their entirety in an open outcry auction format, in accordance with and subject to the acceptance and approval of the Bankruptcy Court of the Southern District of New York.

The auction will be held at 11 a.m. on Thursday, Nov. 8th at the Grand Hyatt Hotel in New York at 42nd St. and Lexington Ave. Registration commences at 10 a.m. Property inspection was held on October 29th.

The purchase of a bidder's information packet, which includes the title, phase I environmental and closure reports, is a requirement for bidding at the auction. The properties are being offered with reserve in accordance with the court.

The properties were most recently used as automotive dealerships. The properties consist of two adjacent, one-story, car dealerships with basements and a raised outside parking lot, all on approximately .75 acres. The buildings were built in the 1920s and in 1961 both had subsequent renovations.

4353 Bronx Blvd. is a 9,100 s/f one-story building with a 1,200 s/f mezzanine level, is a former Hyundai car dealership on a .49-acre lot built in 1961. The building has a new flat steel roof, HVAC equipment, a mezzanine level, a 12,150 s/f raised outside parking lot, and a 9,100 s/f lower basement level that is unpaved and utilized for parking. The ingress and egress to the lower level garage is off of East 237th St. and a ramp allowing an exit to Bronx Blvd. The lower level has mercury vapor lighting and is alarmed. To the south of the main building is a raised parking deck that can be accessed from the showroom floor or from Bronx Blvd.

4329 Bronx Blvd. is a one-story steel & concrete building built in the 1920s, was recently used as a repair shop for Bronx River Volkswagen. It has 24,336 s/f between the main floor, a mezzanine level and basement. The building covers the entire site of 11,200 s/f (.26 acres), and has a full basement accessible by two interior stairwells and an automotive ramp located on the south side of the building. There are three overhead drive-in doors, two of which only access the ground floor.

The third property, 4352 Bronx Blvd. is located on the east side of Bronx Blvd. and consists of a 1,260 s/f former service station building situated on .23 acres. This site, currently vacant, was used as an automotive detail and prep center. This building was built in 1951, and can be accessed from both Bronx Blvd. and East 237th St.