

## 3-Unit Free Market Mixed Use Building BANKRUPTCY AUCTION

**BID DEADLINE: 08/12/2026****AUCTION: 08/18/2026****MINIMUM BID: \$1,020,000**

### Property Information

|                         |                          |
|-------------------------|--------------------------|
| Address                 | 1738 Nostrand Avenue     |
| Block / Lot             | 5173 / 34                |
| Stories                 | 3                        |
| Building Size (Approx.) | 4,000 SF                 |
| Lot Dimensions          | 20' x 100'               |
| Number of Units         | 2 Residential / 1 Retail |
| Zoning                  | R6, C1-3                 |
| FAR                     | 2.43                     |
| Tax Class               | 1                        |
| Assessment (26/27)      | \$39,844                 |
| RE Taxes (26/27)        | \$7,906                  |

B6 Real Estate Advisors LLC & Keen-Summit Capital Partners LLC are retained on an co-exclusive basis to sell, at a Bankruptcy Auction, 1738 Nostrand Avenue (the "Property"). The Property is a three-story mixed-use walk up building in the East Flatbush neighborhood in Brooklyn. 1738 Nostrand Avenue consists of 2 free market residential units and 1 ground floor retail unit.

### Investment Highlights

- 2 Free Market Residential Units + 1 Retail Unit.
- Protected Tax Class 1.
- 1 Block away from 2 and 5 Subway Train.

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