

# AJ BILLIG

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## HYATTSVILLE

### RESIDENTIAL PARCEL

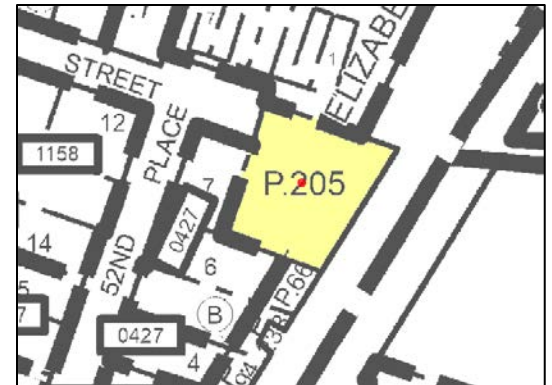
0.286± Acre ♦ Zoned RSF-65

Known As

### 5209 EMERSON STREET

Off Kenilworth Ave.

Hyattsville, Prince George's County, MD 20781



**NOTE:** The information contained herein has been obtained from sources deemed reliable and is believed to be accurate. However, no express or implied warranty is made or may be inferred from any such representation. Dimensions, square footage and acreage contained herein are more or less. Prospective purchasers are encouraged to perform their own due diligence, in advance of the auction, regarding the permitted uses of the property.

#### **LOCATION:**

5209 Emerson Street is located in the town of Edmonston in the Hyattsville area of Prince George's County, Maryland. Edmonston is a small community wedged among the thriving town of Hyattsville to its west, Riverdale to its north and east, and the historic Blandesburg to its south. The location offers residents the best of suburban living while having easy access to urban amenities with Washington D.C being 2.5 miles west. The area is known for being home to one of the "Greenest Streets in America" and residents take pride in their "Green Initiatives" for a healthier community. Bladensburg Waterfront Park and Colmar Manor Community Park offer various recreational activities such as walking/hiking routes, basketball courts, soccer fields, and more. Various dining and retail shopping options can also be found alongside Annapolis Road. The parcel presents a wide range of possibilities for investors and builders looking for an opportunity to build in a well-developed area and create a property that reflects personal styles and preferences.

For more information about the area, please visit:

Prince George's County Schools – <https://www.pgcps.org/>

Prince George's County, MD – <https://www.princegeorgescountymd.gov/>

Hyattsville, MD – <https://www.hyattsville.org/>

Town of Edmonston – <https://edmonstonmd.gov/>

#### **SITE:**

Lot size – 0.286 acre or 12,479 Sq. Ft., more or less, according to public records.

Public water and sewer are believed to be available.

#### **ZONING:**

RSF-65, Residential Single Family

RSF-65, or Residential, Single-Family-65, is a zoning category in Prince George's County that allows for small-lot, single-family detached communities. The zoning category provides for 6,500 sq. ft. single-family dwellings and other uses.

For more information, please visit Prince George's County Zoning – <http://zoningpgc.pgplanning.com/>

**TITLE:**

In fee simple; sold free and clear of liens. Prince George's County Deed Book MEA 45810, Page 340.

**TAXES:**

Published annual real estate taxes are \$1,994.56, based on a full value assessment of \$104,667.00.

Purchasers may petition for a reduction in the assessment of their property in conjunction with a purchase price substantially less than the currently assessed value of the property. Purchasers are encouraged to contact the Maryland State Department of Assessments & Taxation concerning the appeals process, and may see the following link for helpful information: <https://dat.maryland.gov/realproperty/Pages/Assessment-Appeal-Process.aspx>

**SUMMARY TERMS OF SALE:**

*Please see the contract of sale for complete terms.*

A 10% deposit, payable by cashier's check or wire transfer, will be required of the purchaser, at the Auctioneer's office. Deposit funds shall be held by A. J. Billig & Co., LLC. Balance to be paid in cash at settlement, which shall take place within 45 days. If payment of the deposit or balance does not take place within the specified time, the deposit shall be forfeited and the property may be resold at the risk and expense of the purchaser. Interest to be charged on the unpaid purchase money, at the rate of 12% per annum, from date of contract to date of settlement. All adjustments, including taxes, all other public charges and assessments payable on a monthly or annual basis, and sanitary and/or metropolitan district charges, if any, to be adjusted for the current year to date of contract and assumed thereafter by the purchaser. The property will be sold in "AS IS" condition, and subject to easements, agreements, restrictions or covenants of record affecting same, if any. Purchaser assumes the risk of loss from the date of contract forward. If the Seller is unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit. Upon refund of the deposit this sale shall be null and void and of no effect, and the purchaser shall have no further claim against the Seller or Auctioneers. Recordation costs, transfer taxes and all costs incidental to settlement to be paid by the purchaser except where otherwise mandated by local, State or Federal law. Time is of the essence. A 5% buyer's premium will be added to the final bid price.



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