

999

EAST 46th STREET

BROOKLYN | NEW YORK

- EAST FLATBUSH -

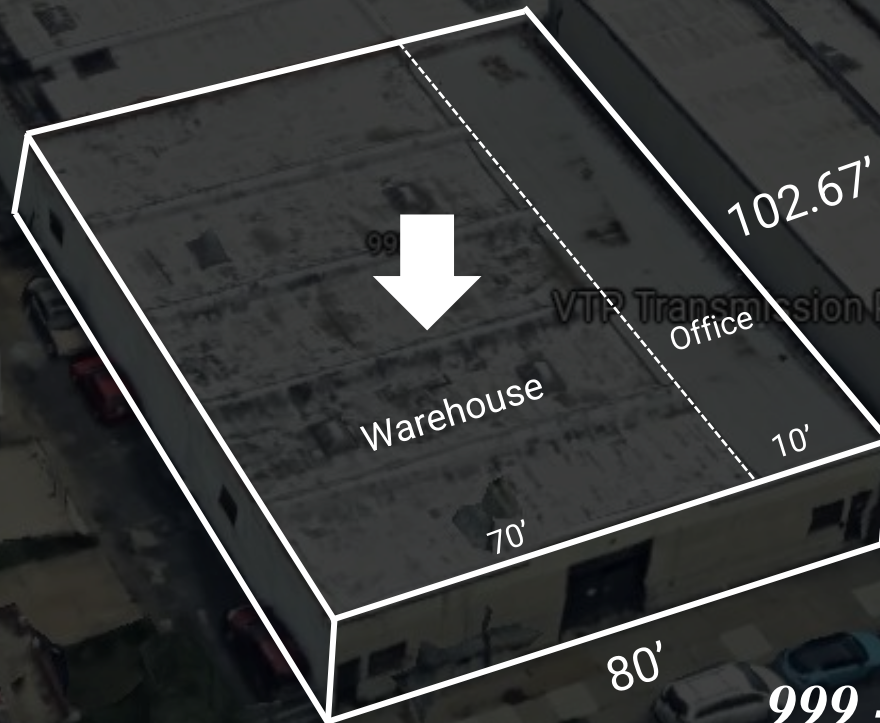
Industrial | VACANT | Warehouse

Marcus & Millichap

THE PETERS TEAM

999 E 46th STREET

BROOKLYN | NEW YORK



999 - 1001 E 46th Street

8,140 Gross Square Feet

Built Full to Lot

Column Free

13' Ceilings | No Basement

3 Different Entry Points

Currently Vacant

SUMMARY OF TERMS

INTEREST OFFERED

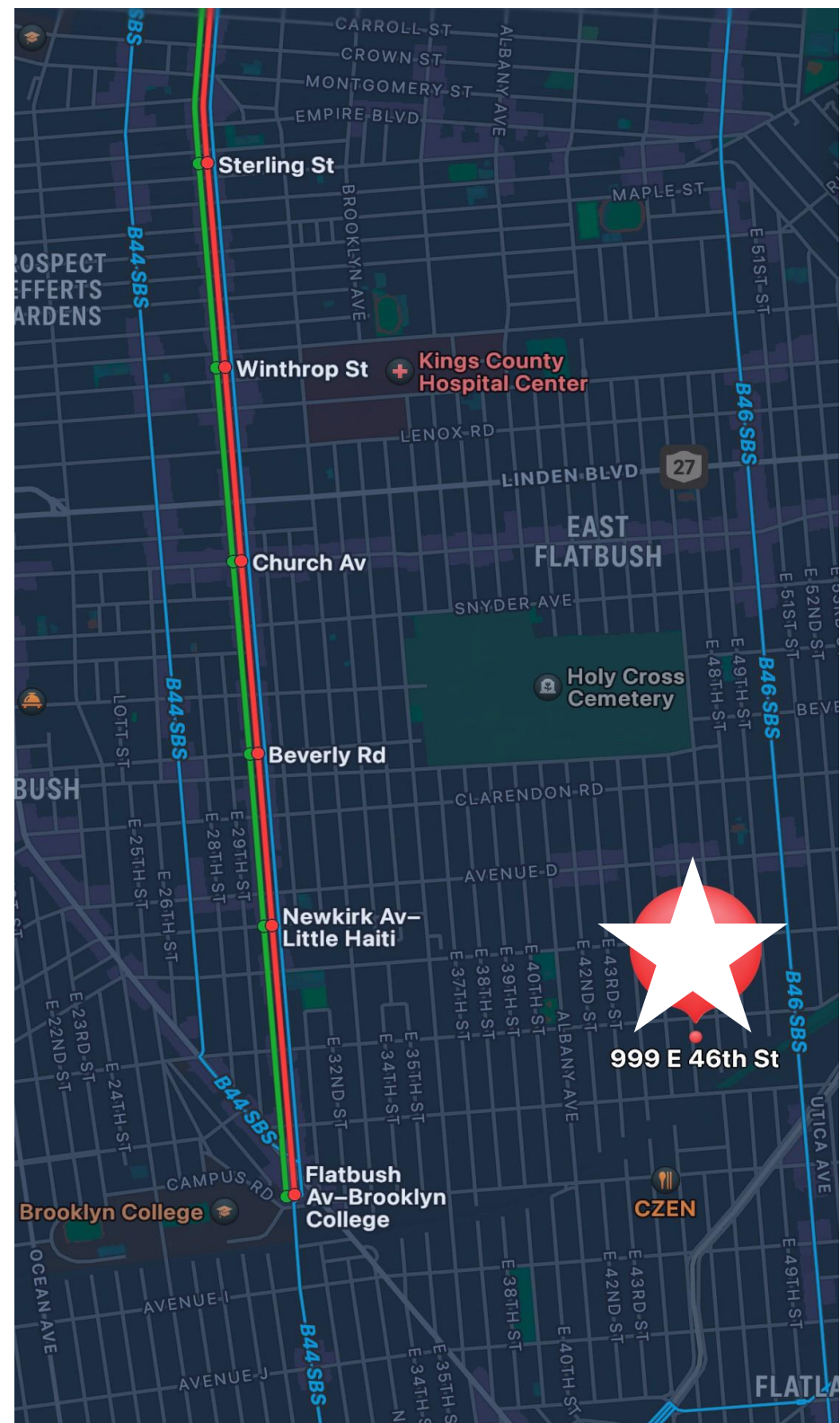
The Peters Team with Marcus & Millichap presents the fee simple interest in 999 E 46th Street, a single-story industrial Property in the East Flatbush Neighborhood of Brooklyn, NY 11203

TERMS OF SALE

Property is being offered free and clear of existing debt or Liens. Any Fines and Fees will be paid by owner. Delivered Vacant. All other terms are (As-Is).

PROPERTY TOURS

All property tours must be arranged with the Marcus & Millichap listing agents. At no time shall the tenants, on-site management or staff be contacted without prior approval.



999 – 1001 E 46th Street, BROOKLYN, NY

Investment Overview

FULLY VACANT – INDUSTRIAL PROPERTY

Marcus & Millichap's Matthew Peters with The Peters Team is pleased to present the Exclusive Listing located at 999 E 46th Street in the East Flatbush section of Brooklyn, NY. The property is a single-story warehouse, built full to lot, approximately 8,140 gross square feet. (Block: 05023; Lot: 0063).

This optimal industrial space, built full to lot, boasts approximately 8,140 square feet, with 13' clearance in ceiling height and is column free. There's one large bay door in the center of the building with 8.5 feet of clearance, allowing for easy drive-in access and 2 separate side entrances along the front as well, where the property could be separated into smaller spaces.

The warehouse currently offers an open layout of approx. 7,140 sf, in addition to a 10' by 100' (1,000 SF) office and 3 separate bathrooms along the full length of the right, side of the building making it the perfect location for businesses looking for ample storage and production space. The property is free of beams. It was last renovated in 2008. There's approximately 80' of frontage on E 46th Street and goes back approximately 103 feet.

The Walls we're recently painted, flooring recently sealed, and roof repaired, allowing this property to be move in ready, Day 1.

With its prime location in East Flatbush, you'll be in close proximity to a thriving community and major transportation, providing easy access for both employees and clients.

The building is located in East Flatbush, with about a 15-minute walk to Brooklyn College and the "2" & "5" Train at Flatbush Avenue

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PRIMARY LOCATION

EAST FLATBUSH



GROSS SQUARE FEET

8,140



NUMBER OF STORIES

ONE



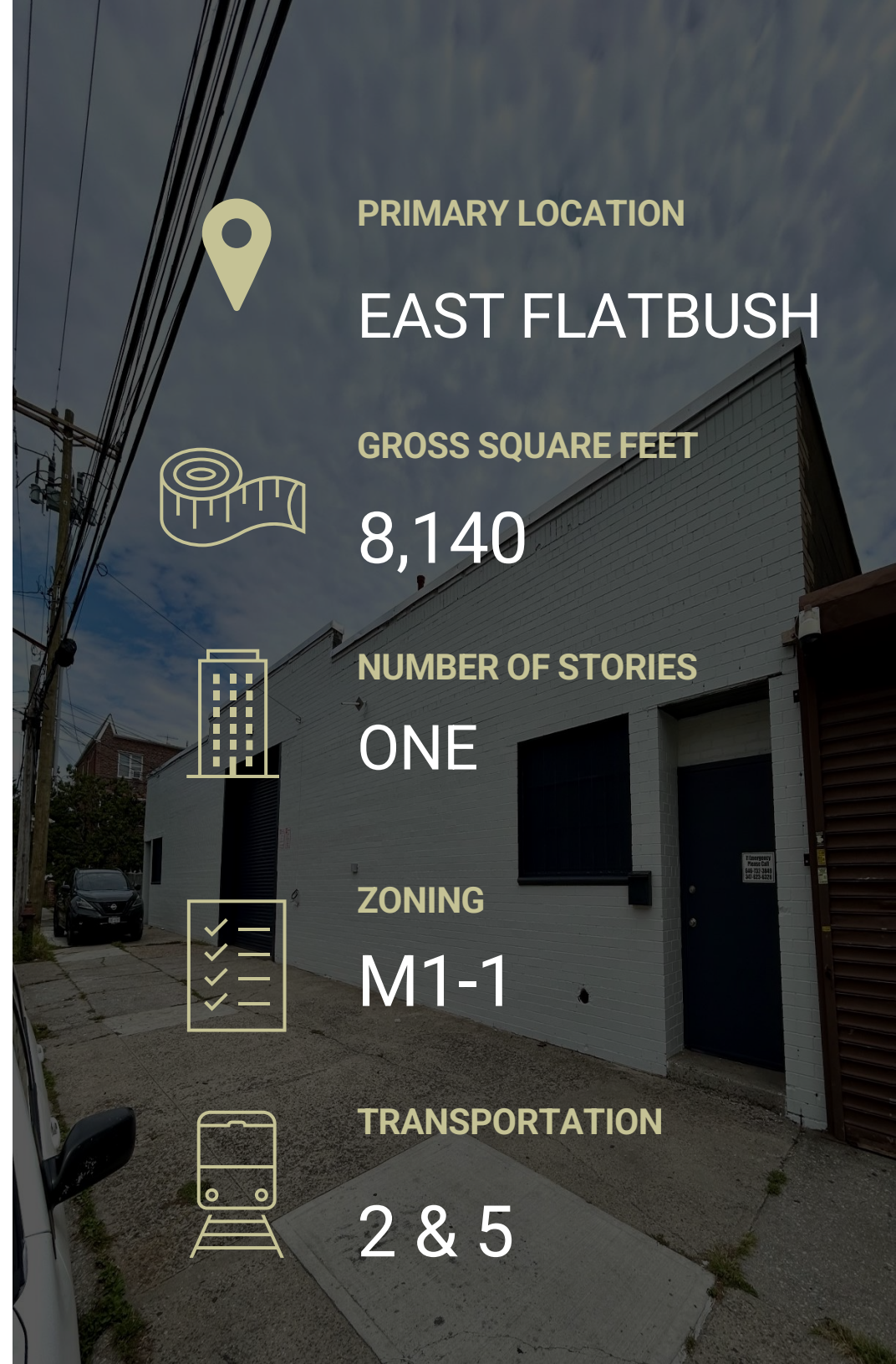
ZONING

M1-1



TRANSPORTATION

2 & 5



Property Description

City/State/Zip	Brooklyn, NY
Neighborhood	East Flatbush
Block & Lot	05023 – 0063
Tax Class	4
Frontage	80' on E 46 th Street
Building Dimensions	80' x 102.67'
Lot SF	8,140
Zoning	M1-1
Gross Square Feet	8,140
Stories	1
Roof Height	13'
Annual Tax Bill	\$22,965
Transportation	2 & 5 Train



INVESTMENT HIGHLIGHTS

- Single-Story, Brick Building (Warehouse)
- 3 separate Entrances to the Building.
- Updated Roof, Walls and Flooring
- Walking Distance to the “2” & “5” Train.
- Owner User or Investor
- Column Free | 13’ Ceiling Clearance
- Delivered & Currently Vacant

Property Location

Aerial Satellite Image of Property



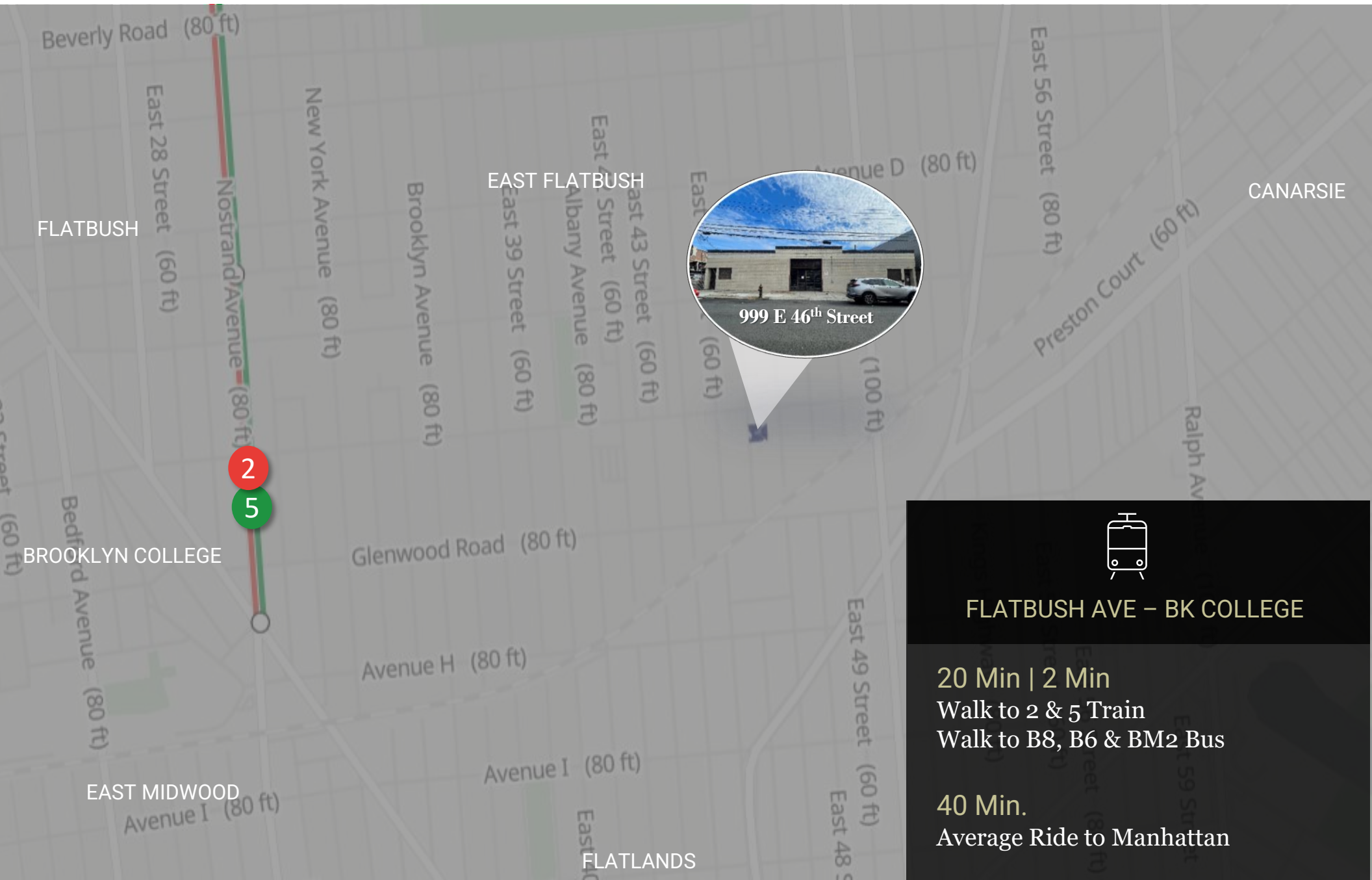
Transit Map of Near Trains



Lot & Block of Property



Property Location



FLATBUSH AVE – BK COLLEGE

20 Min | 2 Min
Walk to 2 & 5 Train
Walk to B8, B6 & BM2 Bus

40 Min.
Average Ride to Manhattan

OFFERING PRICE

Industrial Warehouse

\$2,595,000

8,140 Gross Square Feet

\$318.80

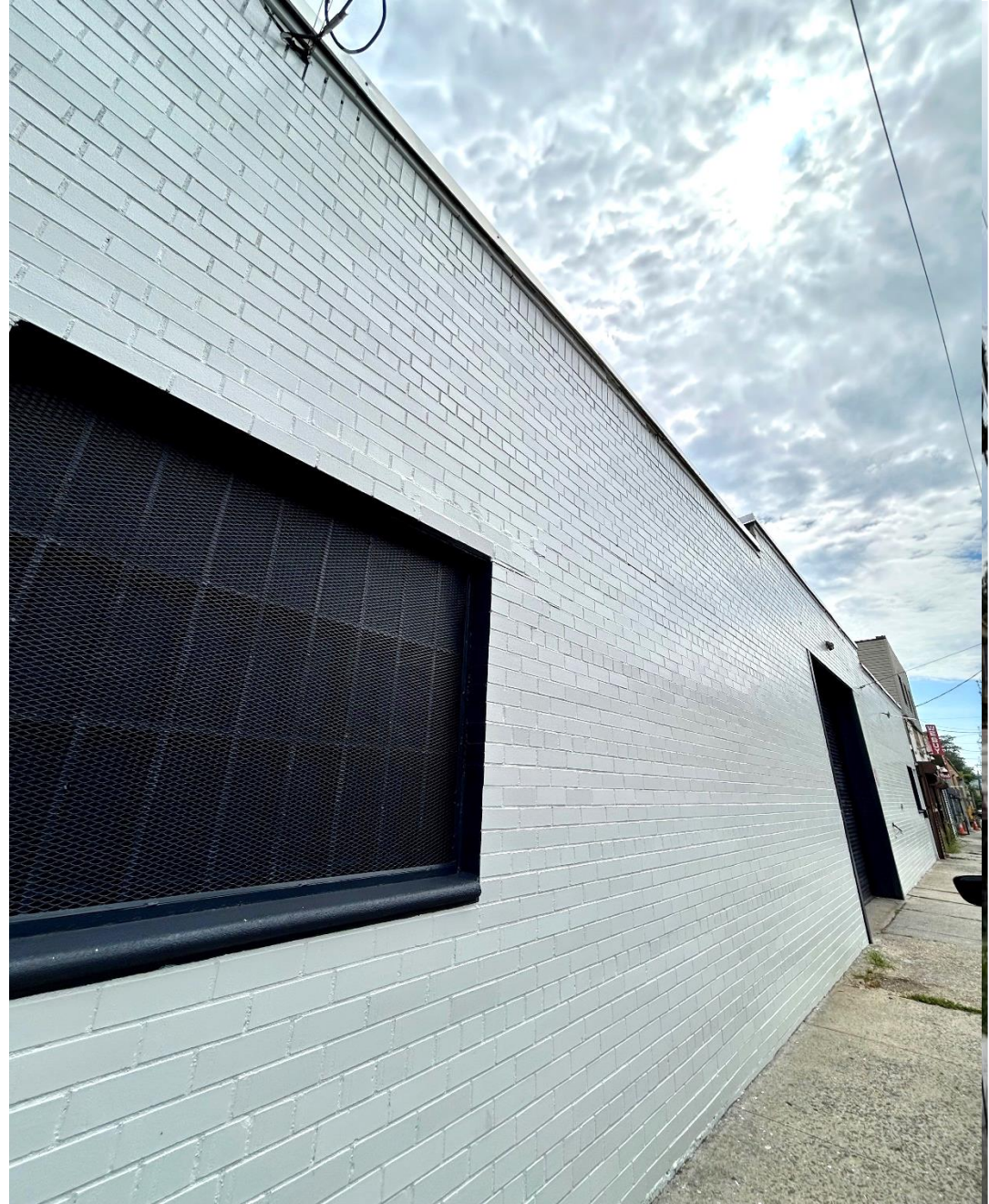
Price / SF

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PROPERTY PHOTOS – EXTERIOR

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*ADDITIONAL PICTURES UPON REQUEST



PROPERTY PHOTOS – EXTERIOR

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PROPERTY PHOTOS – INTERIOR

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PROPERTY PHOTOS – INTERIOR

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PROPERTY – CERTIFICATE OF OCCUPANCY



Certificate of Occupancy

Page 1 of 2

CO Number: 302034689F

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. This document or a copy shall be available for inspection at the building at all reasonable times.

A.	Borough: Brooklyn Address: 993 EAST 46 STREET Building Identification Number (BIN): 3114537	Block Number: 05023 Lot Number(s): 63 Building Type: Altered	Certificate Type: Final Effective Date: 01/16/2009
<i>For zoning lot metes & bounds, please see BISWeb.</i>			
B.	Construction classification: 3 (Prior to 1968 Code)	Building Occupancy Group classification: COM (Prior to 1968 Code)	
	Multiple Dwelling Law Classification: None		
	No. of stories: 1	Height in feet: 13	No. of dwelling units: 0
C.	Fire Protection Equipment: None associated with this filing.		
D.	Type and number of open spaces: None associated with this filing.		
E.	This Certificate is issued with the following legal limitations: None		
Borough Comments: None			



Certificate of Occupancy

Page 2 of 2

CO Number: 302034689F

Permissible Use and Occupancy						
All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
001	25	OG	COM		17	COMPOUNDING OF FRAGRANCES; ACCESSORY OFFICES; ONE ACCESSORY PARKING SPACE WITHIN BLDG
END OF SECTION						

Borough Commissioner

Commissioner

DOCUMENT CONTINUES ON NEXT PAGE

Borough Commissioner

Commissioner

END OF DOCUMENT

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THE PETERS TEAM

MANHATTAN

260 Madison Avenue
Manhattan, NY 10016

Marcus & Millichap
THE PETERS TEAM

MARKETIGN TEAM

Matthew R. Peters

First Vice President
Licensed Real Estate Agent
matthew.peters@marcusmillichap.com
D: (718) 475-4391 | C: (716) 604-5763

Michael Ettedgui

Licensed Real Estate Agent
D: (646) 805-1471 |
michael.attedgui@marcusmillichap.com

Jack Sullivan

Licensed Real Estate Agent
D: (212) 430-5100 |
jsullivan2@marcusmillichap.com

MMCC

Stephen Filippo

First Vice President - Capital Markets
D: (212) 430-5288 | C: (917) 471-1549
stephen.filippo@marcusmillichap.com

