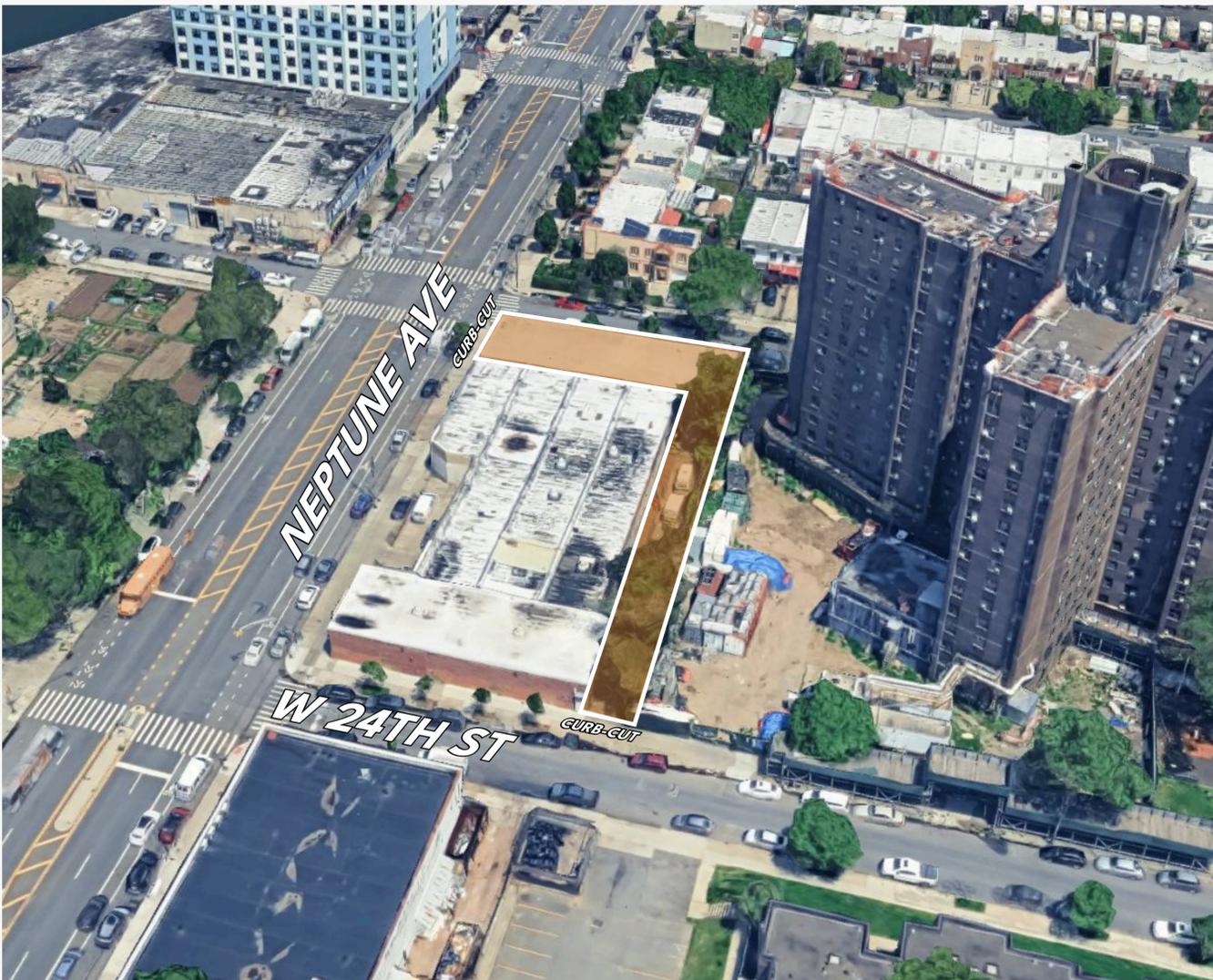




**2302 NEPTUNE AVE, BROOKLYN, NY 11224**



## PROPERTY DETAILS

### LOCATION INFO

BTW. W 23RD ST &  
W 24TH ST

### NEIGHBORHOOD

CONEY ISLAND

### BLOCK & LOT

07015-0009

### ZONING

C8-1

### PROPERTY TAX

\$34,736

### SIZE

LOT - 8,565 SF

BUILDING - 4,800 SF (40' x 120')

PARKING LOT - 3,765 SF

### ASKING PRICE

**\$3,499,000.00**

### CONTACT EXCLUSIVE BROKER

ARSEN ATBASHYAN

917-939-3760

ARSEN@COMMERCIALACQ.COM

# CERTIFICATE OF OCCUPANCY

Form 54-C (Rev. 7/64)-15M-701340(64) 114

## DEPARTMENT OF BUILDINGS

BOROUGH OF **Brooklyn**

THE CITY OF NEW YORK **198673**

Date

**JAN - 9 1968**

No.

**198673**

## CERTIFICATE OF OCCUPANCY

**NO CHANGES OF USE OR OCCUPANCY NOT CONSISTENT WITH THIS CERTIFICATE SHALL BE MADE UNLESS FIRST APPROVED BY THE BOROUGH SUPERINTENDENT**

This certificate supersedes C. O. No.

THIS CERTIFIES that the new ~~structure~~ building ~~located~~ located at Block **7015** Lot **1**  
**2302-04 Neptune Avenue**

That the zoning lot and premises above referred to are situated, bounded and described as follows:

BEGINNING at a point on the ~~street~~ **southwest** ~~corner~~ **corner** formed by the intersection of ~~West 2nd Street~~ **West 2nd Street** and ~~Neptune Avenue~~ **Neptune Avenue**  
 running thence **South 120** feet; thence **West 237'-7 1/2"** feet;  
 thence **North 120** feet; thence **East 37'-7 1/2"** feet;  
 running thence **South 100; East 60** feet; thence **North 100** feet;

to the point or place of beginning, conforms substantially to the approved plans and specifications, and to the requirements of the Building Code, the Zoning Resolution and all other laws and ordinances, and of the rules of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of Section 646e of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

N.B. ~~map~~ No. **1829/60** Construction classification **Class 3 non-Circum-**  
 Occupancy classification **See occupancy below** Height **1** stories, **13.5** feet.  
 Date of completion **const. 10/10/67** Located in **C 8 - 1 R 5** Zoning District.  
 at time of issuance of permit **PL 9/25/67**  
**PL 1/3/68**

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals:

and The City Planning Commission:  
**Resolution 615-66 B2 Adopted January 17, 1967 Bulletin 4 Volume 52** (Calendar numbers to be inserted here.)

### PERMISSIBLE USE AND OCCUPANCY

Off-Street Parking Spaces \_\_\_\_\_  
 Off-Street Loading Berths \_\_\_\_\_

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED	USE
<b>First</b>	<b>on ground</b>	<b>15</b>	<b>Manufacturing Establishment, Textiles, spinning, weaving, knit goods (Use Group 17)</b>
<b>TOTAL: AS STATED ABOVE</b>			



2302 NEPTUNE AVE,  
BROOKLYN, NY 11224

## PROPERTY COMMENTS

- 40' WRAPPED FRONTAGE
- DELIVERED VACANT
- WAREHOUSE SPACE WITH 16' CEILINGS
- 25' CURB-CUT WITH TWO 20' WIDE ROLL UP GATES
- UNIQUE L-SHAPED CONFIGURATION WITH PARKING LOT ENTRANCE
- 2 POINTS OF THE ENTRANCE: NEPTUNE AVE & W 24TH ST
- IDEAL FOR ANY MANUFACTURING, PRODUCTION, STORAGE
- CLOSE TO PUBLIC TRANSPORTATION
- PRIME CONEY ISLAND LOCATION



SATELLITE VIEW

### NEIGHBOURING TENANTS & AMENITIES



### CONTACT EXCLUSIVE BROKER

ARSEN ATBASHYAN

917-939-3760

ARSEN@COMMERCIALACQ.COM

**FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: 718.517.8700**

COMMERCIAL ACQUISITIONS INC. HAS MADE EVERY EFFORT TO OBTAIN THE INFORMATION REGARDING THESE LISTINGS FROM SOURCES DEEMED RELIABLE. HOWEVER, WE CANNOT WARRANT THE COMPLETE ACCURACY THEREOF SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE. WE RECOMMEND TO THE BUYER THAT ANY INFORMATION, WHICH IS OF SPECIAL INTEREST, SHOULD BE OBTAINED THROUGH INDEPENDENT VERIFICATION. ALL MEASUREMENTS MAY BE APPROXIMATE.