

WAREHOUSE FOR LEASE

Exclusive Listing / Commercial Acquisitions Inc.



984 MYRTLE AVENUE

BROOKLYN, NY 11206

RENTAL RATE

UPON REQUEST

SIZE

3,000 SF WAREHOUSE

2,000 SF GATED OUTDOOR YARD

FLOOR

GROUND FLOOR

BLOCK & LOT

1757-0023

ZONING

R7D · C2-4

CROSS STREETS

MYRTLE AVE BTW THROOP AVE &

MARCUS

GARVEY BLVD

AREA

BEDFORD-STUYVESANT

PROPERTY HIGHLIGHTS

- ✓ Large Overhead Garage Door & 13' Ceilings
- ✓ Heavy Car & Foot Traffic
- ✓ Outdoor Space for Parking & Storage
- ✓ 3 Car Lifts Included
- ✓ Steps from Public Transportation
- ✓ Ideal for auto repair, body shops, drop shipping, warehousing, light manufacturing

PROPERTY OVERVIEW

A 3,000 SF warehouse with a 2,000 SF gated outdoor yard in the heart of Bedford-Stuyvesant, Brooklyn. An open interior with a dedicated office, and on-site parking spaces. Sitting on a high-traffic stretch of Myrtle Avenue, with train and bus lines within walking distance and quick access to the BQE. It's ideal for an auto repair shop, body shop, or drop-shipping operation.

CONTACT INFORMATION

EXCLUSIVE BROKER

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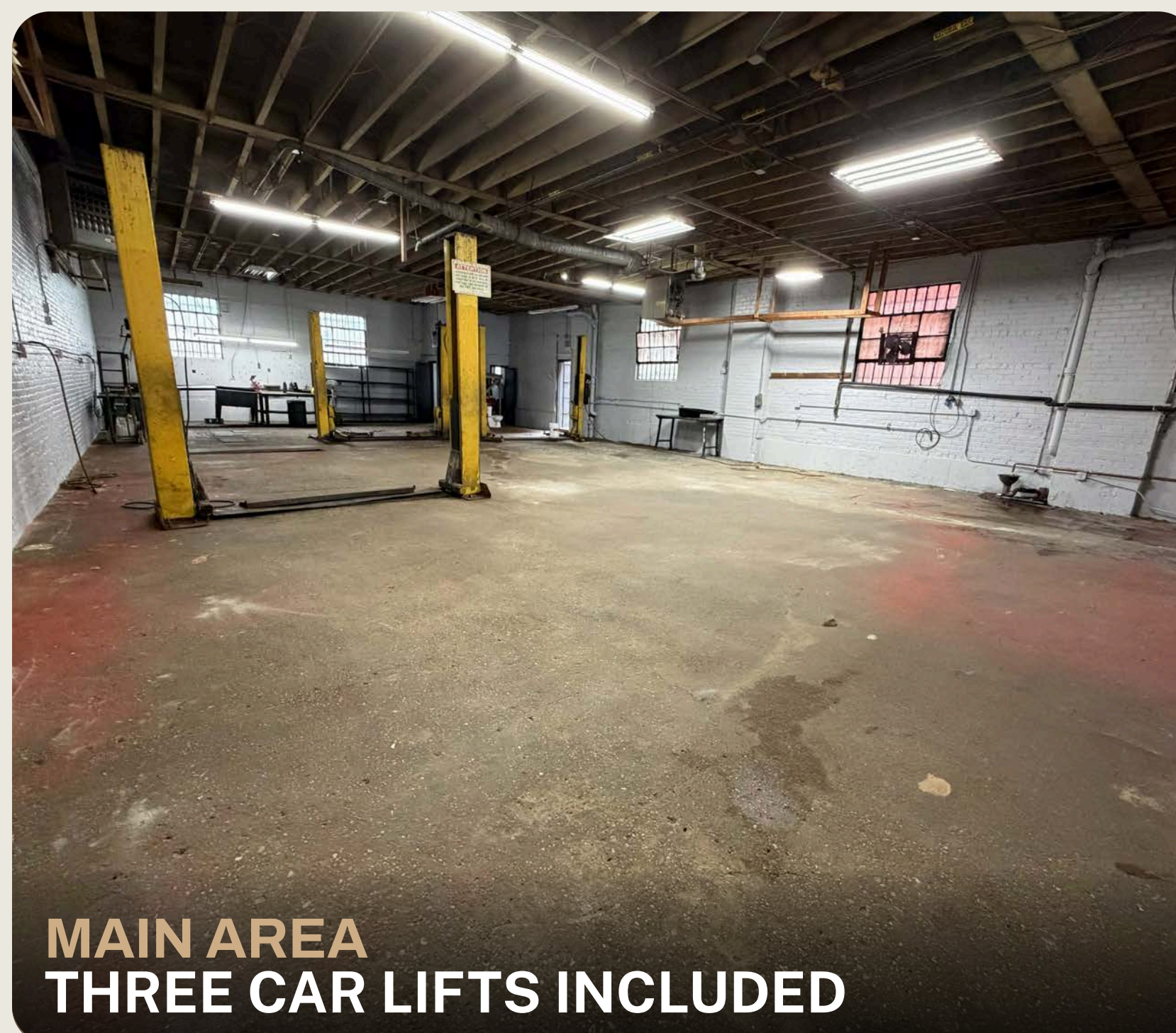
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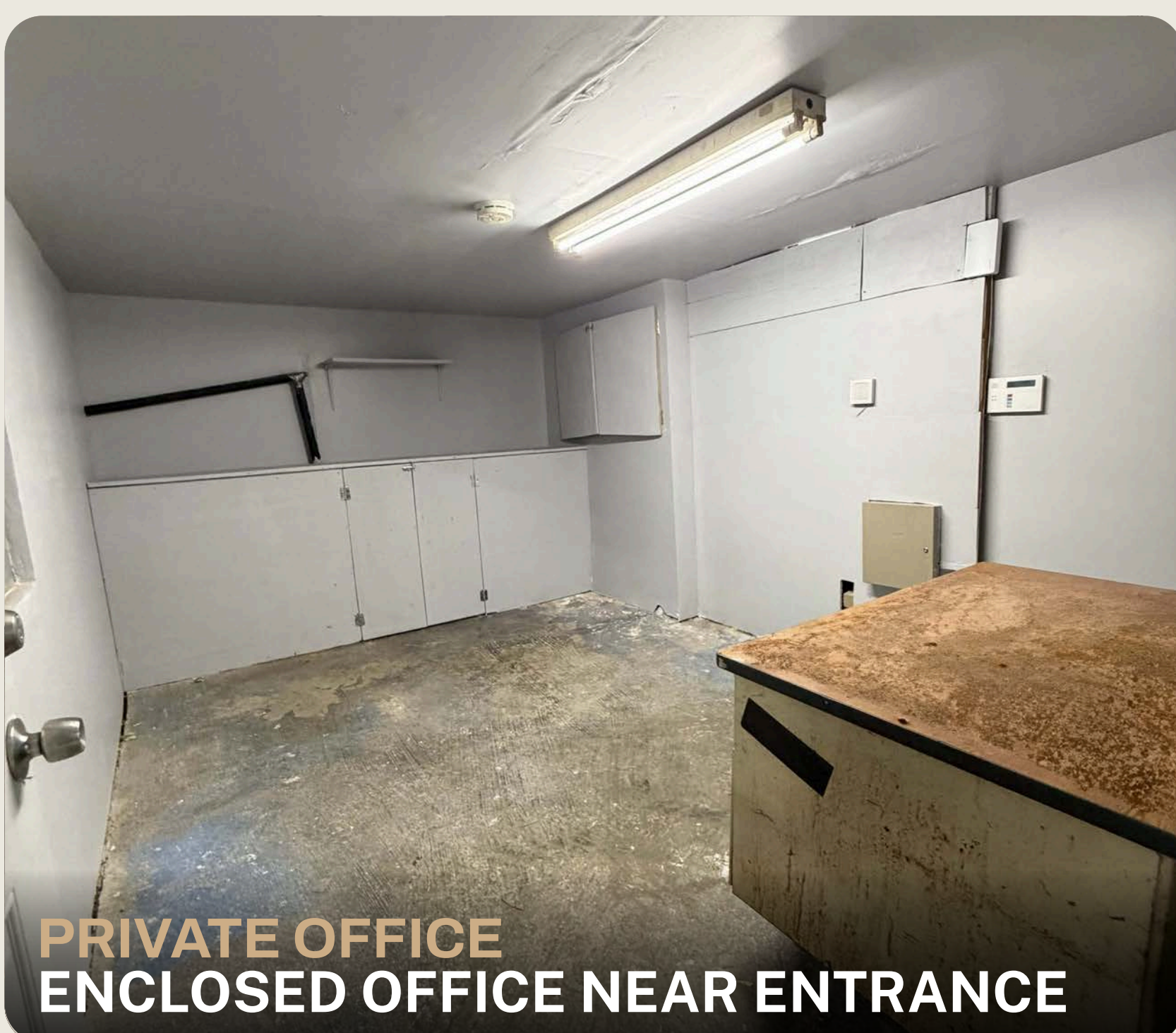
MAIN ENTRANCE
PRIVATE OFFICE & LARGE GARAGE DOOR



MAIN AREA
OPEN LAYOUT



MAIN AREA
THREE CAR LIFTS INCLUDED



PRIVATE OFFICE
ENCLOSED OFFICE NEAR ENTRANCE



OUTSIDE YARD
SPACE FOR PARKING AND STORAGE

BY THE NUMBERS



WALK SCORE
WALKER'S PARADISE

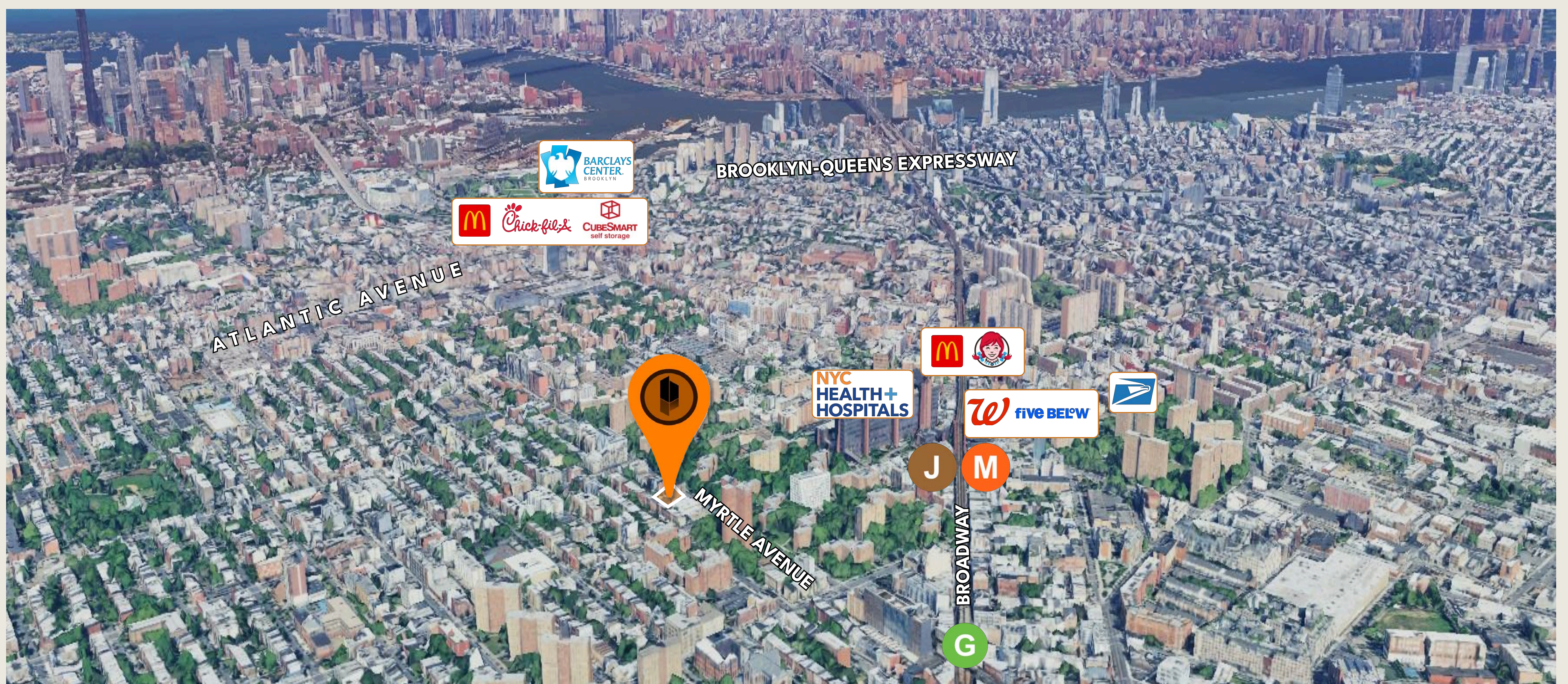


TRANSIT SCORE
RIDER'S PARADISE

4

SUBWAY STATIONS
G · J · L · M LINES

AREA MAP



TRANSIT ACCESS

SUBWAY **G** **J** **L** **M**

BUS **B15** **B38** **B43** **B54**

CAR Close access to BQE

LOCATION ANALYSIS

Set in a high-traffic pocket of Bedford-Stuyvesant, the property sits one block from Woodhull Hospital and is surrounded by national anchors like Walgreens and McDonald's. The J/M and G trains are within walking distance, and the Brooklyn-Queens Expressway is quickly accessible .

LEGAL DISCLAIMER

Commercial Acquisitions Inc. has made every effort to obtain the information regarding this listing 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. All financial projections, cap rate estimates, rental income assumptions, and appreciation forecasts contained herein are for illustrative purposes only and do not constitute a guarantee of future performance. Prospective purchasers are advised to independently verify all information of special interest to them, including but not limited to tax abatement status, frontage measurements, zoning compliance, and lease terms. ALL MEASUREMENTS ARE APPROXIMATE.

CERTIFICATE OF OCCUPANCY

Commercial Acquisitions Inc.



Form 54-C (Rev. 4/62)-89M-601036(62) 114

DEPARTMENT OF BUILDINGS

BOROUGH OF **Brooklyn**, THE CITY OF NEW YORK

ck

Date

NOV 21 1963

No.

6147

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. **136525**

THIS CERTIFIES that the ~~new~~ altered ~~existing~~ building—premises located at **984-986 Myrtle Avenue** Block **1757** Lot **23**

That the zoning lot and premises above referred to are situated, bounded and described as follows:
 BEGINNING at a point on the **south** side of **Myrtle Avenue**
 distant **300** feet **west** from the corner formed by the intersection of
Myrtle Avenue and **Summer Avenue**
 running thence **south 100** feet; thence **west 50** feet;
 thence **north 100** feet; thence **east 50** feet;
 running thence _____ feet; thence _____ 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 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

N.B. or Alt. No.— **1673-1963** Construction classification— **nonfireproof**

Occupancy classification— **see occupancy below** . Height **1** stories, **13** feet.

Date of completion— **const. 12-6-63** . Located in **C 1 - 3 in R - 6** Zoning District.

at time of issuance of permit. **plumb. 12-5-63**

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: (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
First	ground	5	automobile body repair. Automobile rebuilding of engines— Group 17B
TOTAL:- AS STATED ABOVE			

OFFICE COPY—DEPARTMENT OF BUILDINGS

Borough Superintendent

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