



**1177 UTICA AVE
BROOKLYN, NY 11203**

**NEW
EXCLUSIVE
FOR SALE**

2,400 SF Warehouse + 3,600 SF Land



Good for Retail / Laundromat / Medical Mechanic Shop

PROPERTY INFORMATION

LOCATION	Utica Ave between Avenue D and Clarendon Rd
BUILDING SIZE	2,400 SF
LAND SPACE	3,600 SF
ZONING	C8-1
ANNUAL RE TAXES '26	\$16,822
FEATURES	<ul style="list-style-type: none"> • 500 SF Office Space • 1 Drive-In • 1 Large Overhead Door to Yard • Land with Awning (Fenced/Paved/Lit)



For complete offering information or inspection, please contact exclusive broker:

LEON LIPO
LLIPO@CTNYC.COM
646-942-4172

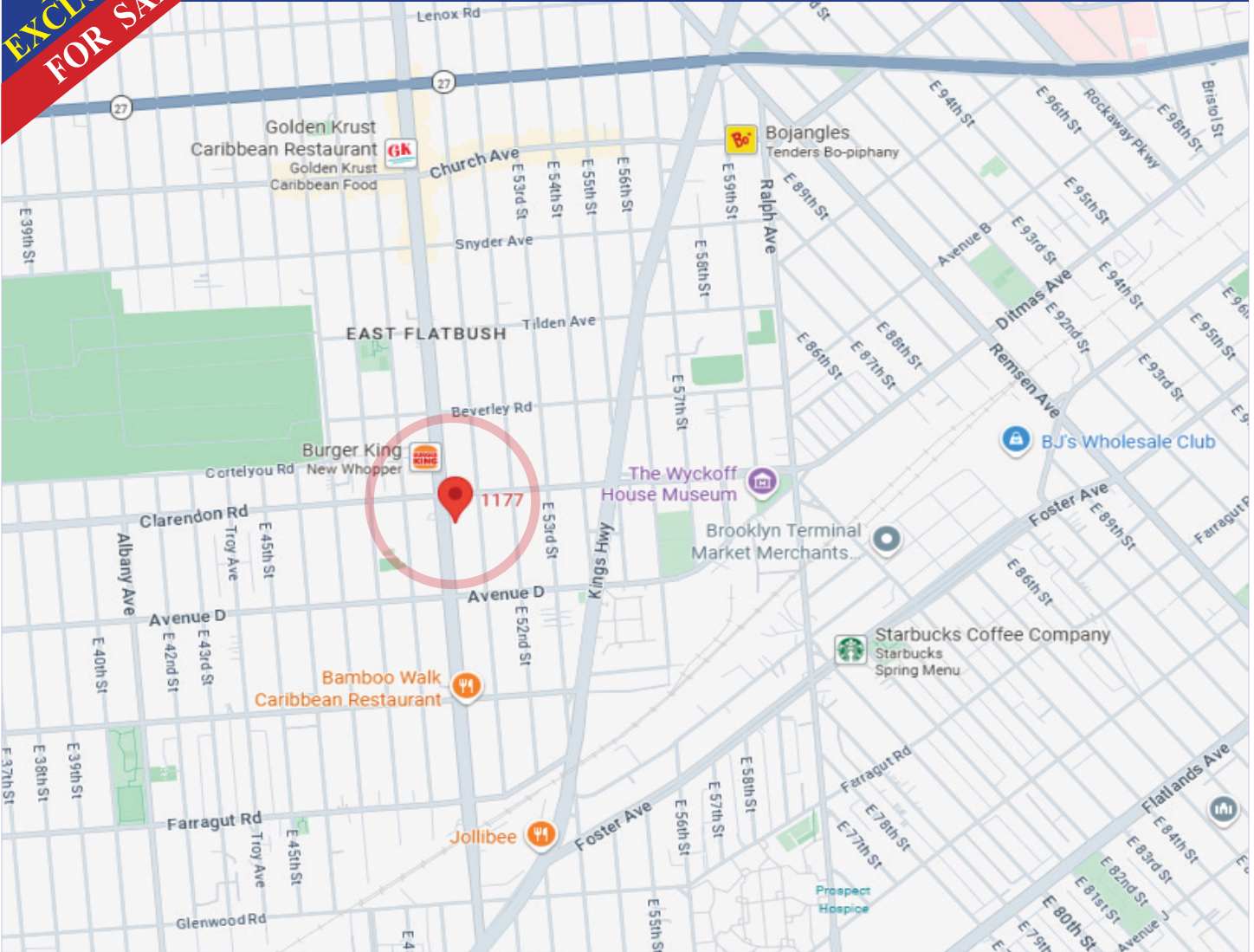
► Price Upon Request



1177 UTICA AVE BROOKLYN, NY 11203

**NEW
EXCLUSIVE
FOR SALE**

2,400 SF Warehouse + 3,600 SF Land



Transportation

Transit/Subway

Beverly Road (2,5 Line)		4 min drive	1.3 mi
Newkirk Avenue (2,5 Line)		4 min drive	1.2 mi
Church Avenue (2,5 Line)		3 min drive	1.6 mi
Saratoga Avenue		4 min drive	1.7 mi
Brooklyn College-Flatbush Avenue		5 min drive	1.9 mi

97-77 QUEENS BLVD SUITE 1120, REGO PARK, NY 11374 • 718-937-8100 • WWW.CTNYC.COM

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior to sale, rent, and withdrawal without notice.



1177 UTICA AVE
BROOKLYN, NY 11203

NEW
EXCLUSIVE
FOR SALE

2,400 SF Warehouse + 3,600 SF Land

CERTIFICATE OF OCCUPANCY

Form 54-46M-701(609)(50) 114

DEPARTMENT OF HOUSING AND BUILDINGS
BOROUGH OF **BROOKLYN**, CITY OF NEW YORK

No. **129651**
Date **JUN 11 1951**

CERTIFICATE OF OCCUPANCY
(Standard form adopted by the Board of Standards and Appeals and issued pursuant to Section 646 of the New York Charter, and Sections C.26-181.0 to C.26-187.0 inclusive Administrative Code 2.1.3.1. to 2.1.3.7. Building Code.)

This certificate supersedes C. O. No. _____

To the owner or owners of the building or premises:
THIS CERTIFIES that the new ~~altered~~ ~~existing~~ building premises located at
1177-1179 Utica Avenue, E/S 150'0" S. of Clarendon Road
Block **4771** Lot **72**
, conforms substantially to the approved plans and specifications, and to the requirements of the building code and all other laws and ordinances, and of the rules and regulations 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 646 of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent. **Brick**

N.B. ~~Code~~ No. **1583/50** Construction classification **Non-Fireproof**
Occupancy classification **See occupancy below** Height **1** stories, **13'4"** feet.
Date of completion **Const. 6-5-51** Located in **Business** Use District _____
Plumb. 6-5-51 C. Area **S.D. 6-7-51** Height Zone at time of issuance of permit _____

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals: (Calendar numbers to be inserted here)

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
Cellar	Ground	-	-	-	Boiler room
First	Ground & 120	10	2	12	Office and Warehouse for automotive products and accessories and loading and unloading space for four (4) motor vehicles in conjunction with warehouse
TOTAL: As stated above					

Fire Department permit #21211 issued 6/8/51 for fuel oil