

# WAREHOUSE FOR LEASE



2355 MCDONALD AVE, BROOKLYN, NY 11223



## PROPERTY DETAILS

### LOCATION INFO

MCDONALD AVE BTW.  
GRAVESEND NECK RD/  
VILLAGE RD S

### NEIGHBORHOOD

GRAVESEND

### BLOCK & LOT

07147-0012

### ZONING

C8-1, OP

### SIZE

1ST FL - 2,000 SF

YARD SPACE - 600 SF

## ASKING PRICE

**\$7,500/M**

## CONTACT EXCLUSIVE BROKER

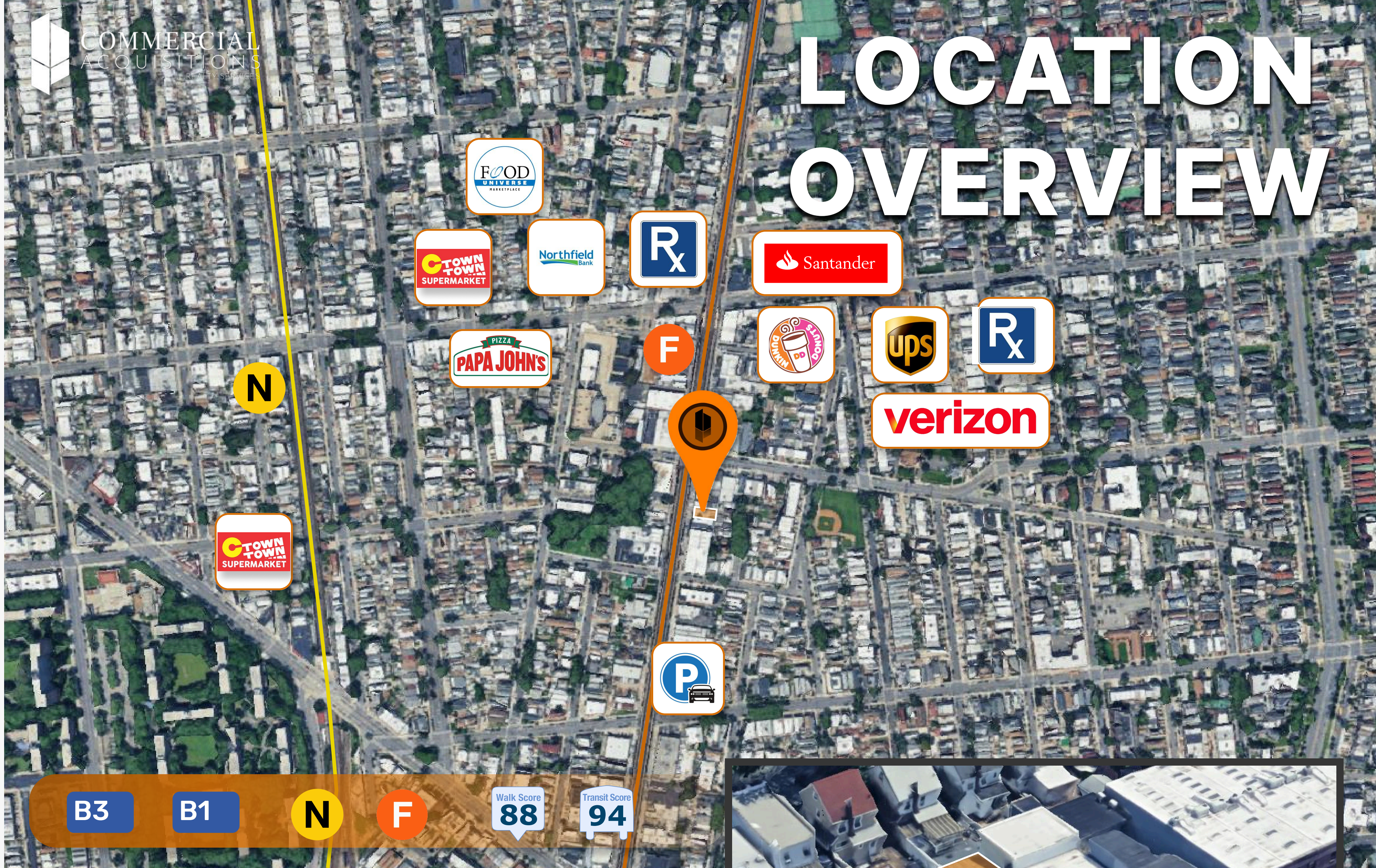
ARSEN ATBASHYAN

917-939-3760

ARSEN@COMMERCIALACQ.COM

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

# LOCATION OVERVIEW



2355 MCDONALD AVE,  
BROOKLYN, NY 11223

## PROPERTY COMMENTS

- 30' FRONTAGE
- 14' CEILING
- DRIVING GATE 12' X 10'
- 600 SF BACKYARD
- HEAVY POWER AVAILABLE
- CLOSE TO PUBLIC TRANSPORTATION



SATELLITE VIEW

## NEIGHBOURING TENANTS & AMENITIES



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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.

2,000  
SF



600 SF  
YARD

# CERTIFICATE OF OCCUPANCY

## DEPARTMENT OF BUILDINGS CERTIFICATE OF OCCUPANCY

BOROUGH BROOKLYN

DATE: AUG - 3 1991 NO.

236910

ZONING DISTRICT C8-1 (OP)

This certificate supersedes C.O. No.

THIS CERTIFIES that the new—altered—existing—building—premises located at

2355 MCDONALD AVENUE

Block 7147 Lot 12

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 HEREIN

### PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
1st Fl	O.G.	3			16 6 7		AUTO REPAIR SHOP, SALES & DISPLAY OF NEW & USED AUTOS, STORAGE OF TOW TRUCKS, SALES OF AUTO PARTS, AUTO TOP & SEAT COVERS; (SALES & INSTALL). ACCESSORY USE OF ARC WELDING, ACETYLENE TORCH & SPRAY PAINTING.
<p>MI-2 PERFORMANCE STANDARDS TO BE COMPLIED WITH. NO MORE THAN 2 QTS. OF PAINT SPRAYED PER DAY AND NOT MORE THAN 20 GALS. STORED ON PREMISES.</p>							
			OLD CODE				

OPEN SPACE USES

(SPECIFY—PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS  
A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED

THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND  
SPECIFICATIONS NOTED ON THE REVERSE SIDE

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☐ ORIGINAL

☐ OFFICE COPY, DEPARTMENT OF BUILDINGS