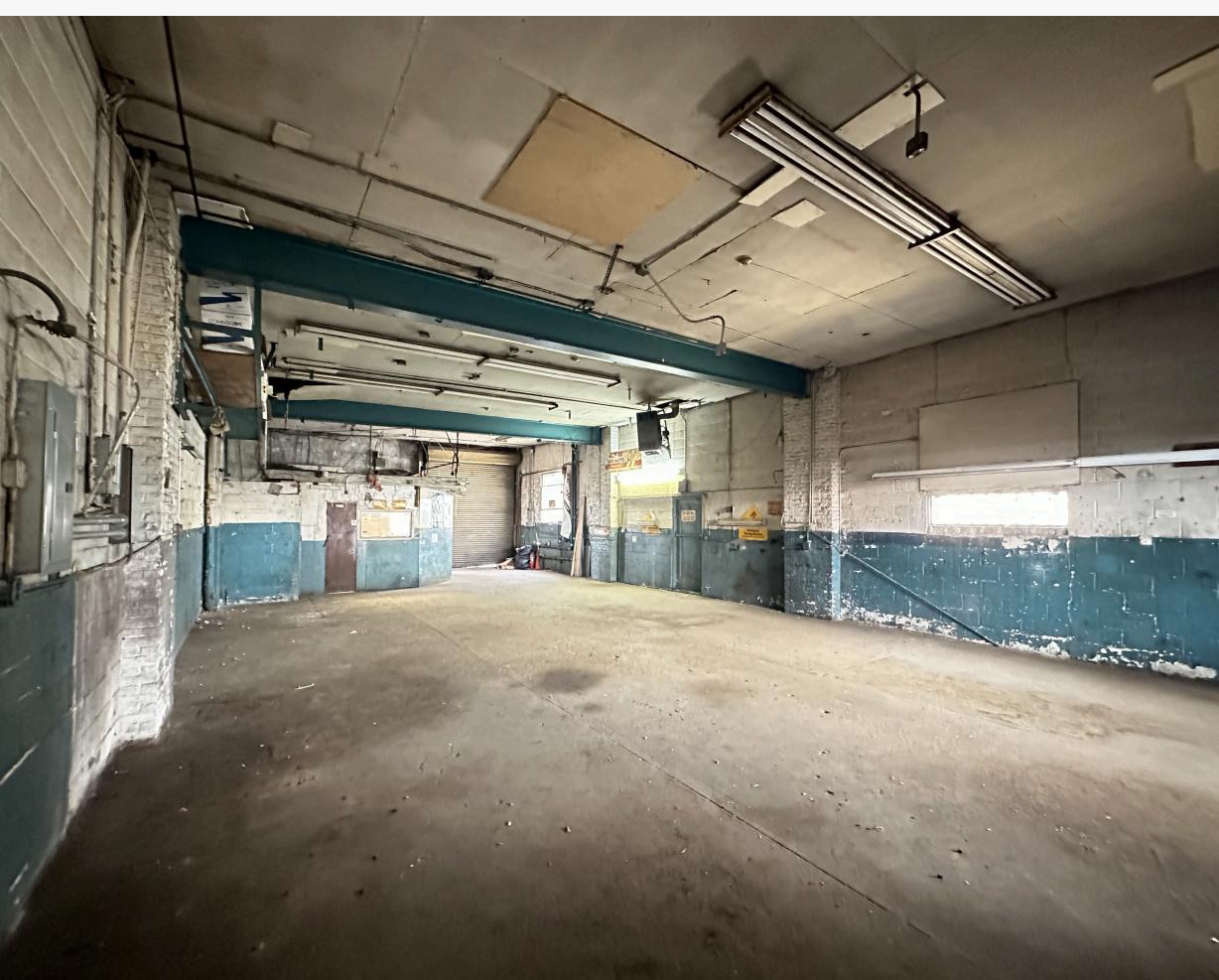


WAREHOUSE FOR LEASE



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

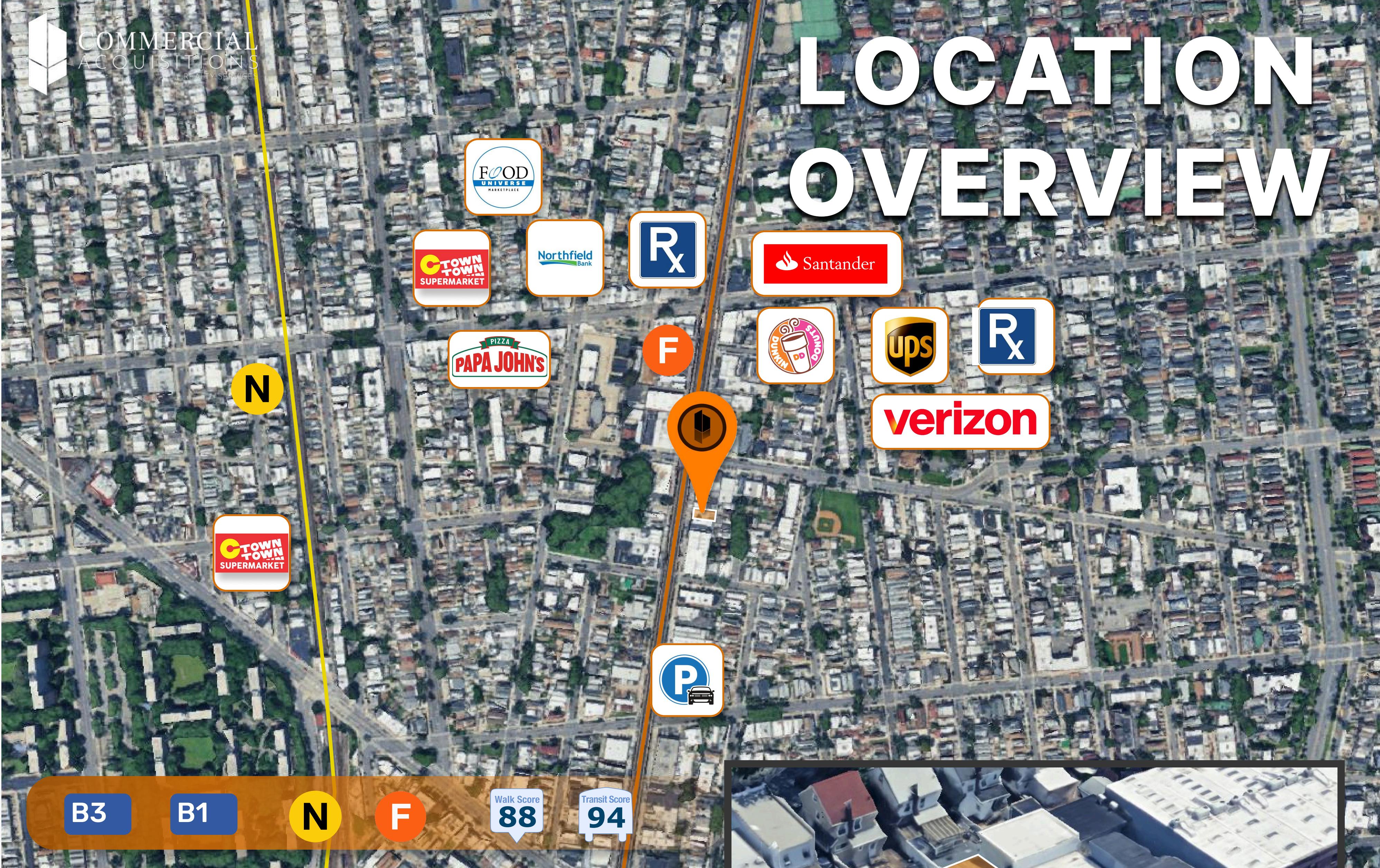
\$7,500/M

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 DIMINING 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.
			M1-C 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.		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.


WWW.COMMERCIALACQ.COM

ORIGINAL

OFFICE COPY DEPARTMENT OF PLANNING