



COMMERCIAL
ACQUISITIONS
REALTY SERVICES

SPACE FOR LEASE

4602 AVENUE D, BROOKLYN NY 11203



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



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PROPERTY DETAILS

LOT SIZE: 120 FT X 100 FT

BUILDING SIZE: 8,000 SF

BASEMENT SIZE: 8,000 SF

FULLY SPRINKLED

PARKING AND REAR YARD

RENTAL RATE : UPON REQUEST



NEIGHBORHOOD
EAST FLATBUSH



BLOCK & LOT
4980-0001



ZONING
R4, C1-2

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PROPERTY PHOTOS



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LOCATION OVERVIEW



TRANSPORTATION

B8

B46

Walk Score
79

Transit Score
80

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SATELLITE PHOTO



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CERTIFICATE OF OCCUPANCY

No.

Date

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 C26-181.0 to C26-187.0 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
798-813 East 46th Street
4602-4612 Avenues D 1/2 Cor. of East 46th Street Block 4980 Lot 1,3,4,5,6

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 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. No. — 232/51

Construction classification—Non-Fireproof

Occupancy classification—Super Market Height 1 stories, 16 feet.
Const. 12-12-51 Located in Business

Date of completion—Plumb. 12-11-51 Use District.

Q. Area Height Zone at time of issuance of permit
5-4, 12-13-51

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)

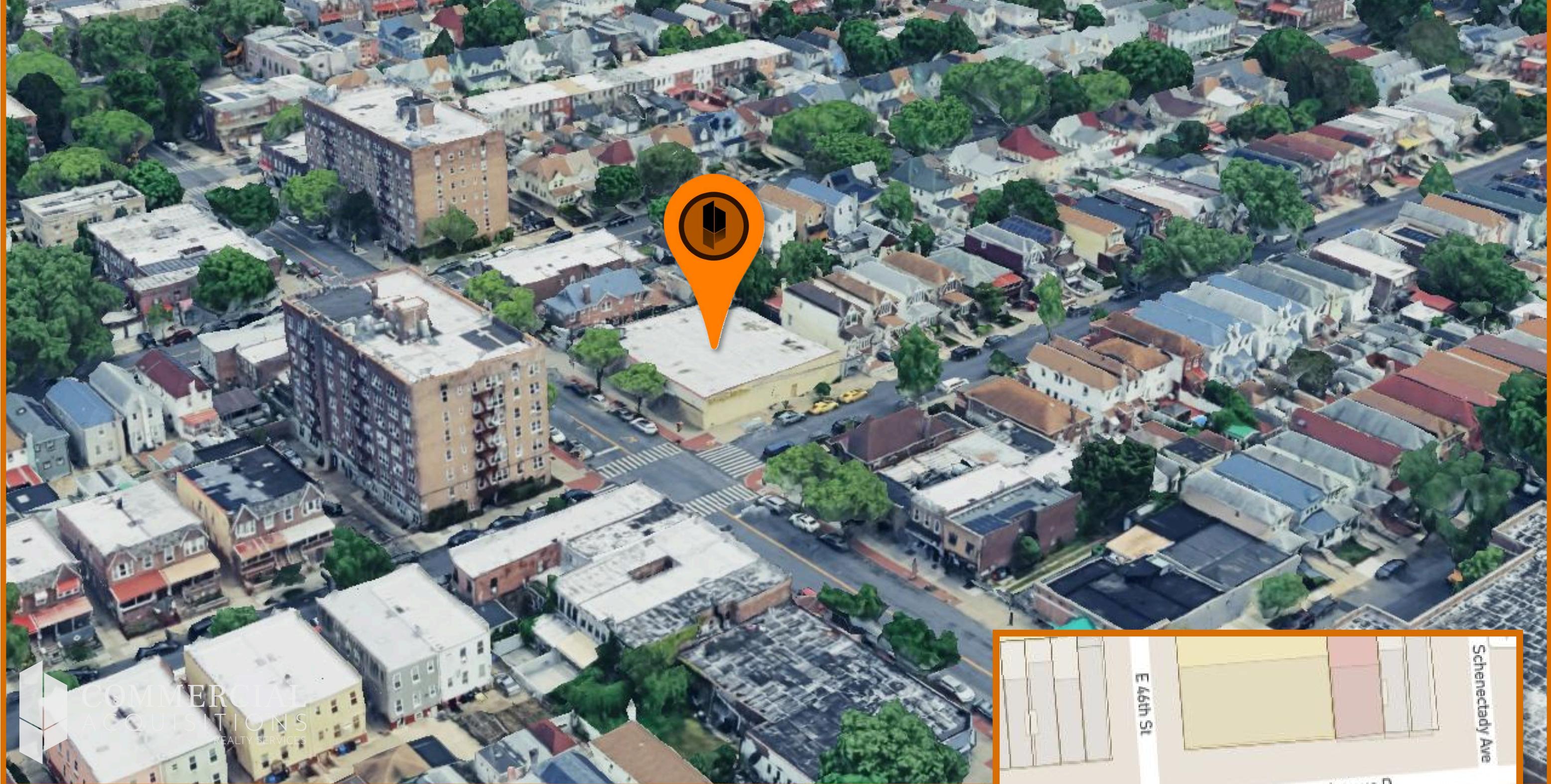
PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
Cellar	Ground	5	—	5	Boiler room and Storage
First	100	—	—	250	Super Market
TOTAL: Super Market					



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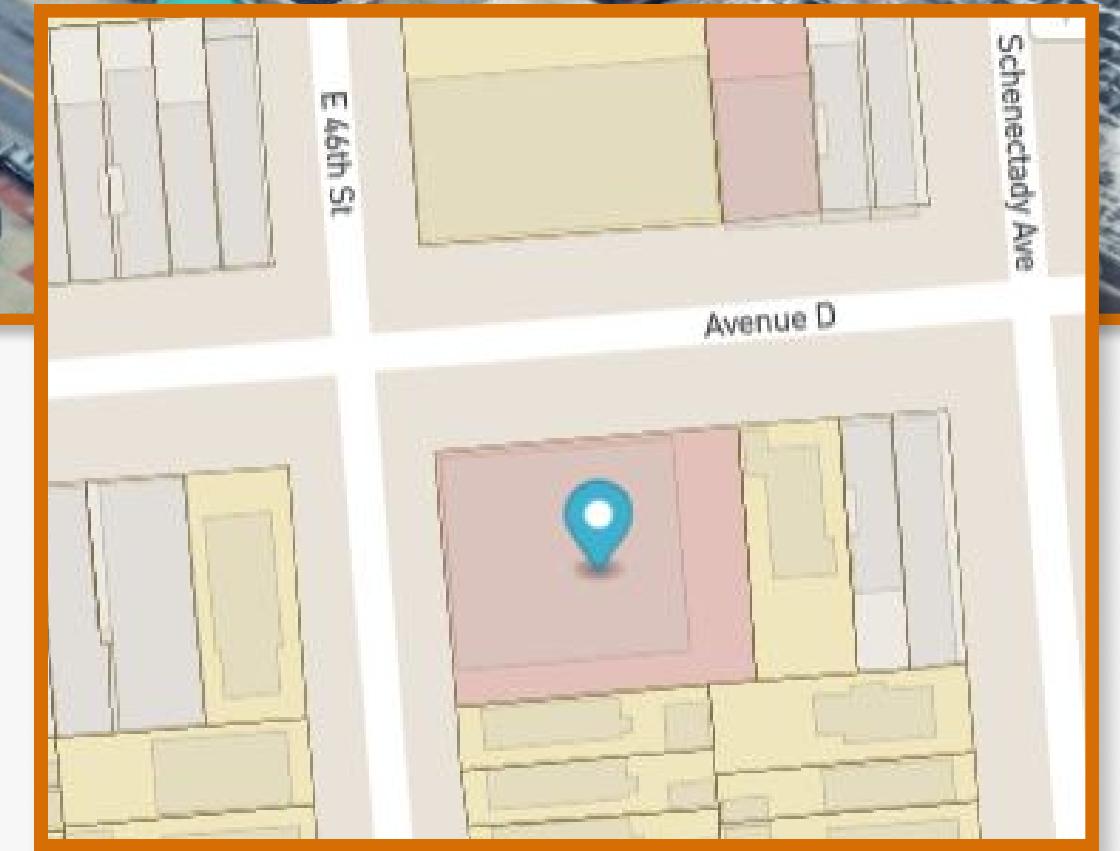
CONTACT US



CONTACT EXCLUSIVE BROKER



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DENIS@COMMERCIALACQ.COM



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