



## 1820 MCDONALD AVE, BROOKLYN, NY 11223



### PROPERTY DETAILS

#### LOCATION INFO

BTW. AVE P &  
QUENTIN RD

#### NEIGHBORHOOD

GRAVESEND

#### BLOCK & LOT

06632-0014

#### ZONING

C8-2

#### SIZE

4,500 SF - PAVED LOT



### ASKING PRICE

# \$5,500/M

MODIFIED GROSS LEASE

### CONTACT EXCLUSIVE BROKER

ARSEN ATBASHYAN

917-939-3760

ARSEN@COMMERCIALACQ.COM

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







## DEPARTMENT OF HOUSING AND BUILDINGS

BOROUGH OF

Brooklyn

, CITY OF NEW YORK

No.

128833

Date

MAY 3 - 1948

## CERTIFICATE OF OCCUPANCY

This certificate is issued pursuant to Section 646 of the New York City Charter, and Sections C-26-181.0 to C-26-187.0 inclusive Administrative Code 2.1.3.1. to 2.1.3.7. Code.)

This certificate supersedes C. O. No.

Owner or owners of the building or premises:

THIS CERTIFIES that the ~~new~~~~altered~~~~existing~~ building-premises located at

~~1826 McDonald Ave.~~ Disp. 1818 McDonald Ave. W.S. 9980<sup>+</sup> S. of Ave. P  
Block 6632 Lot 12

, 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.

Alt. No. — Construction classification — **Non Fireproof**

~~XXXX~~ N.B. 2832/46

Use classification — **Lunch Room**

Height 1 stories, 13' 6" feet.

Completion — Const. 5/3/48

Located in Use District.

Pl. 4/29/48

**Business**

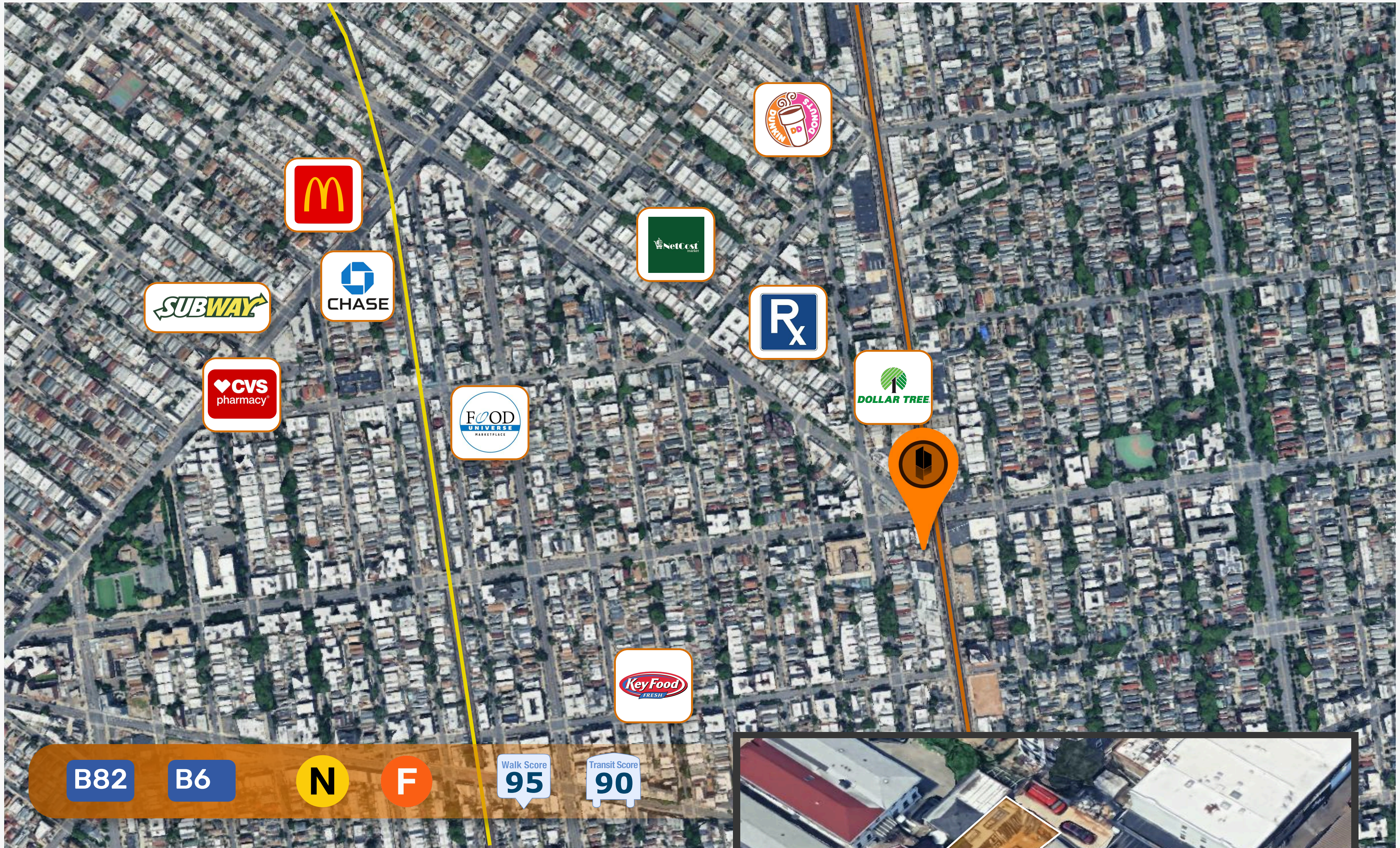
Area Height Zone at time of issuance of permit

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

### PERMISSIBLE USE AND OCCUPANCY

TYPE	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
Ground		22	-	22	Lunch room
Total - Lunch Room					





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## PROPERTY COMMENTS

- PRIME GRAVESEND LOCATION
- PARKING AVAILABLE
- IDEAL FOR FLEET
- IDEAL FOR ANY TYPE OF TRANSPORTATION COMPANY
- LOCATED IN A HIGH-TRAFFIC AREA
- SURROUNDED BY MAJOR BUSINESSES
- CLOSE TO PUBLIC TRANSPORTATION



SATELLITE VIEW

### NEIGHBOURING TENANTS & AMENITIES



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