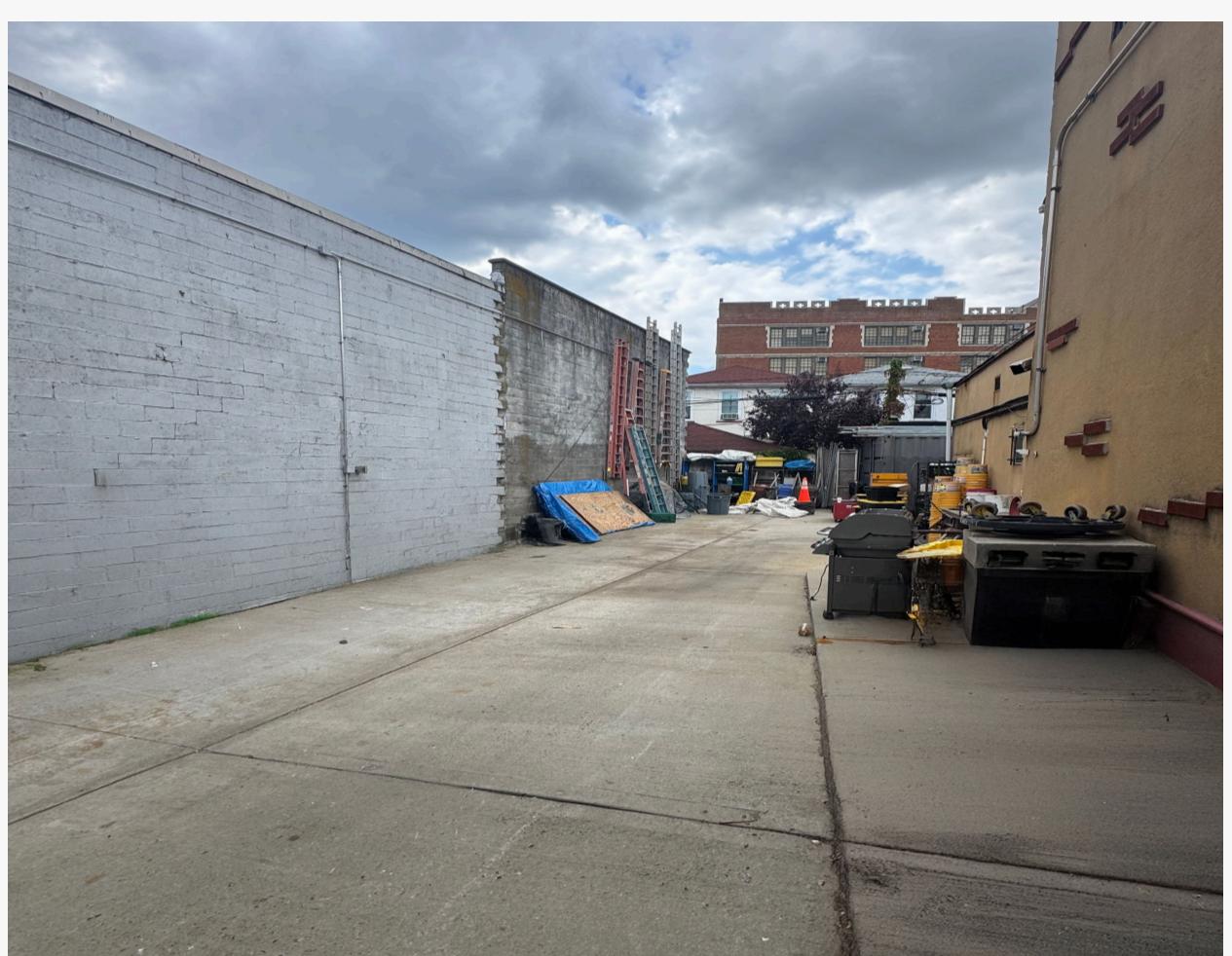




**1820 MCDONALD AVE, BROOKLYN, NY 11223**



**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**

# PROPERTY PHOTOS



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

# CERTIFICATE OF OCCUPANCY

## DEPARTMENT OF HOUSING AND BUILDINGS

BOROUGH OF

Brooklyn

, CITY OF NEW YORK

123433

No.

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:

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

1826 McDonald Ave. Disp. 1818 McDonald Ave. W. 3, 9980\* 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

HIS CERTIFIES FURTHER that, any provisions of Section 646F of the New York Charter have been met as certified by a report of the Fire Commissioner to the Borough Superintendent.

Alt. No.—

2832/46  
Classification—Lunch Room

Completion—Const. 5/3/48

Pl. 4/29/48  
Area

Construction classification—Non Fireproof

Height 1 stories. 13' 6" feet.

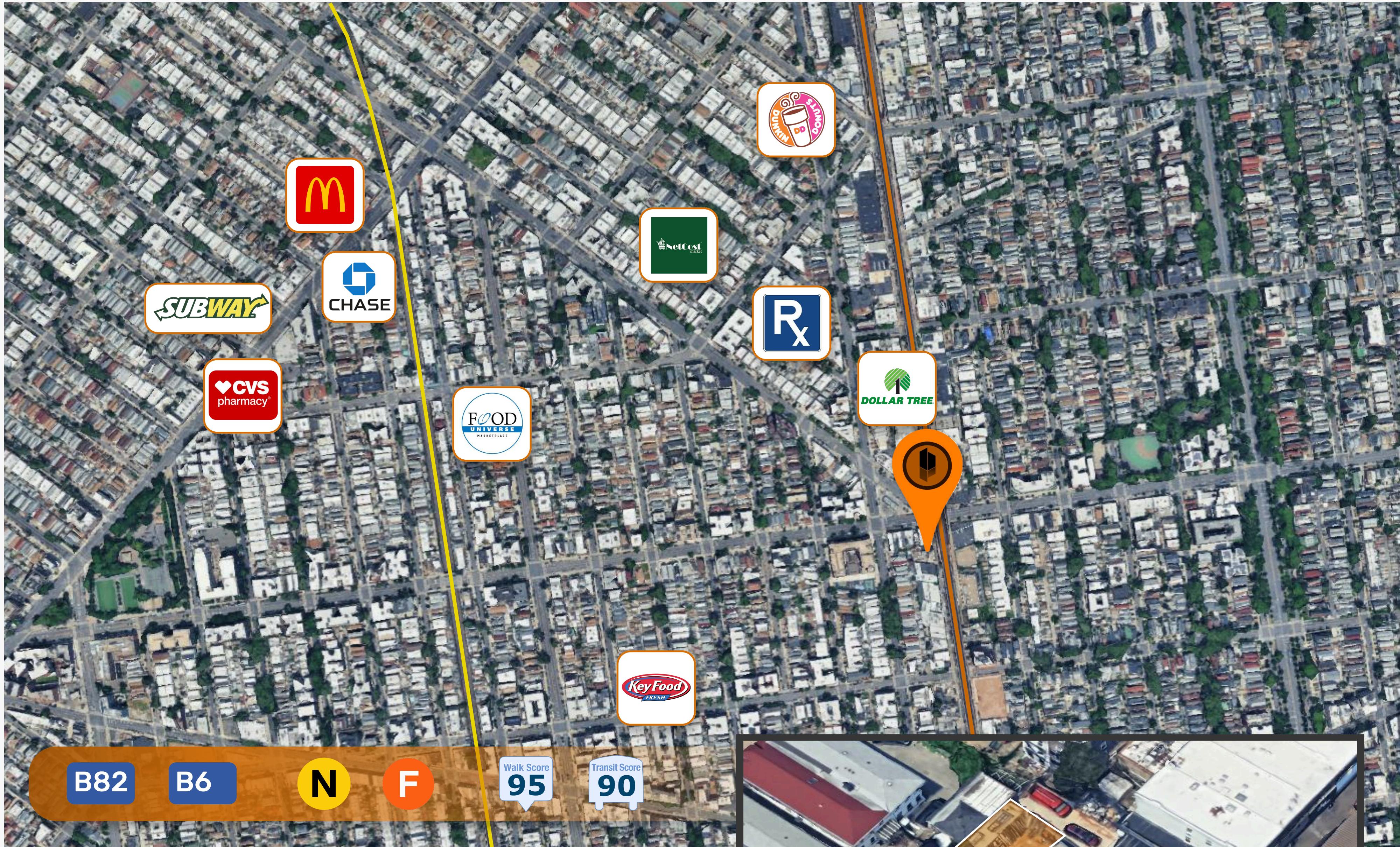
Use District.

Business

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

## PERMISSIBLE USE AND OCCUPANCY

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



1820 MCDONALD AVE,  
BROOKLYN, NY 11223

## 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



## CONTACT EXCLUSIVE BROKER

ARSEN ATBASHYAN  
917-939-3760  
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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.