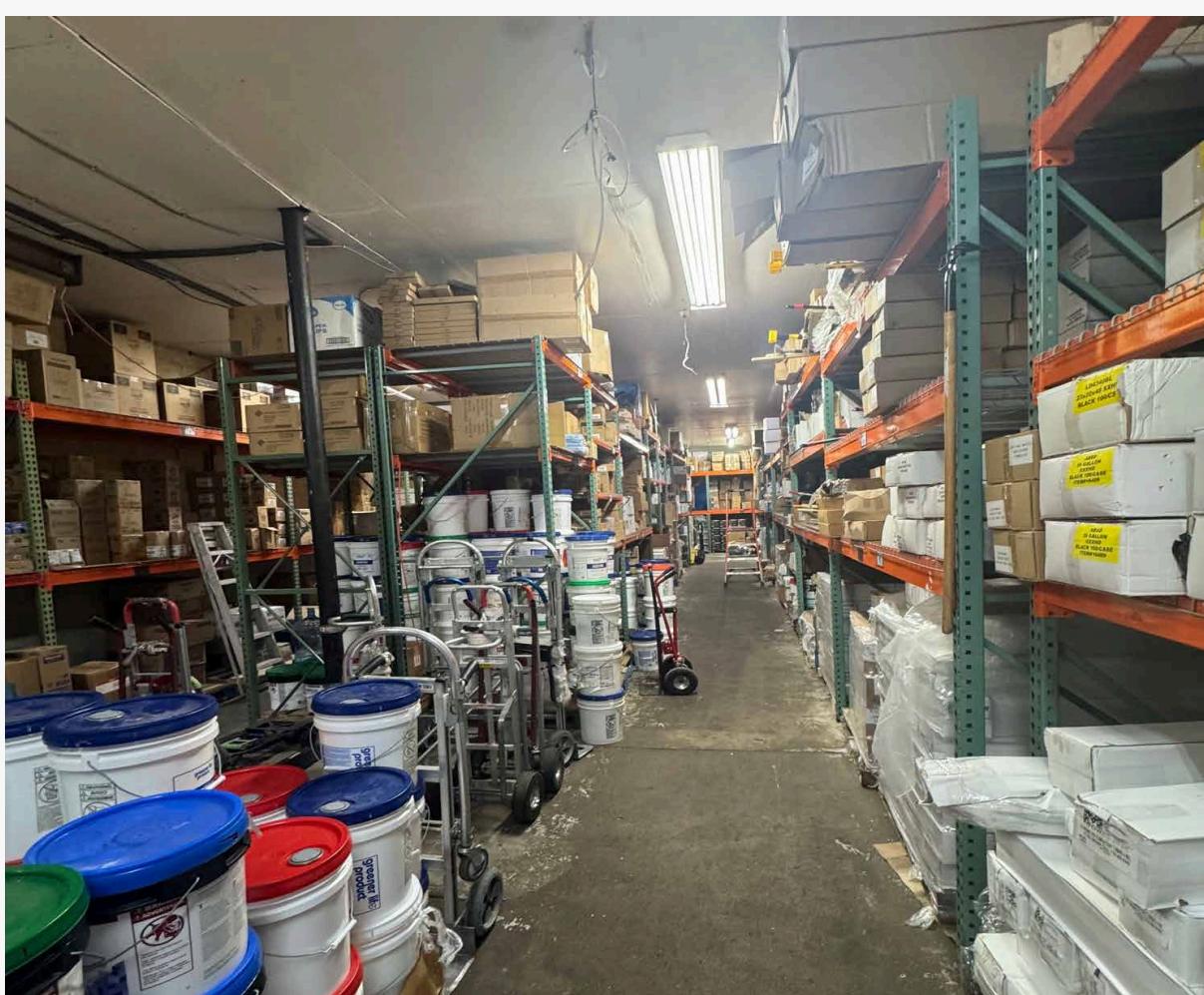
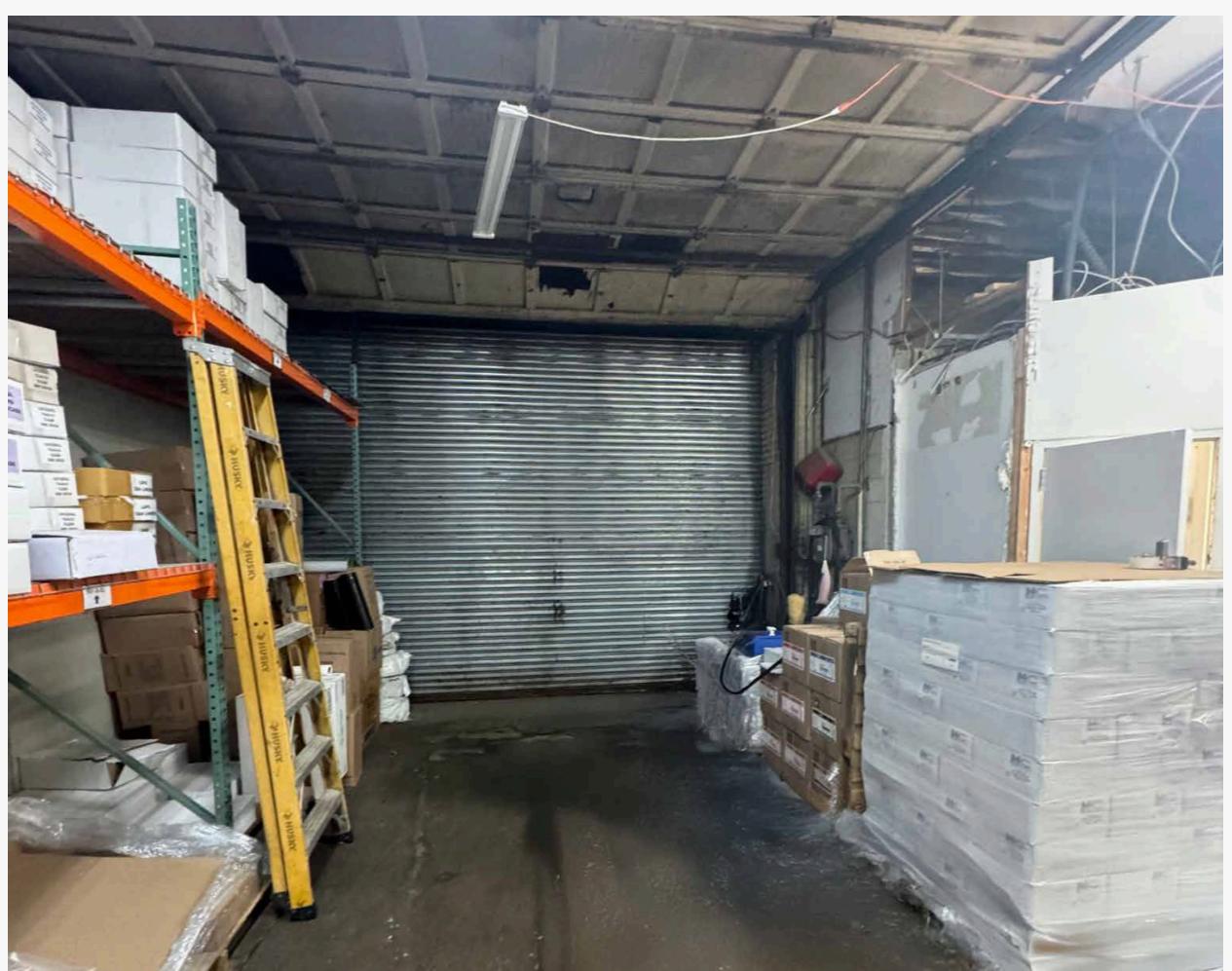
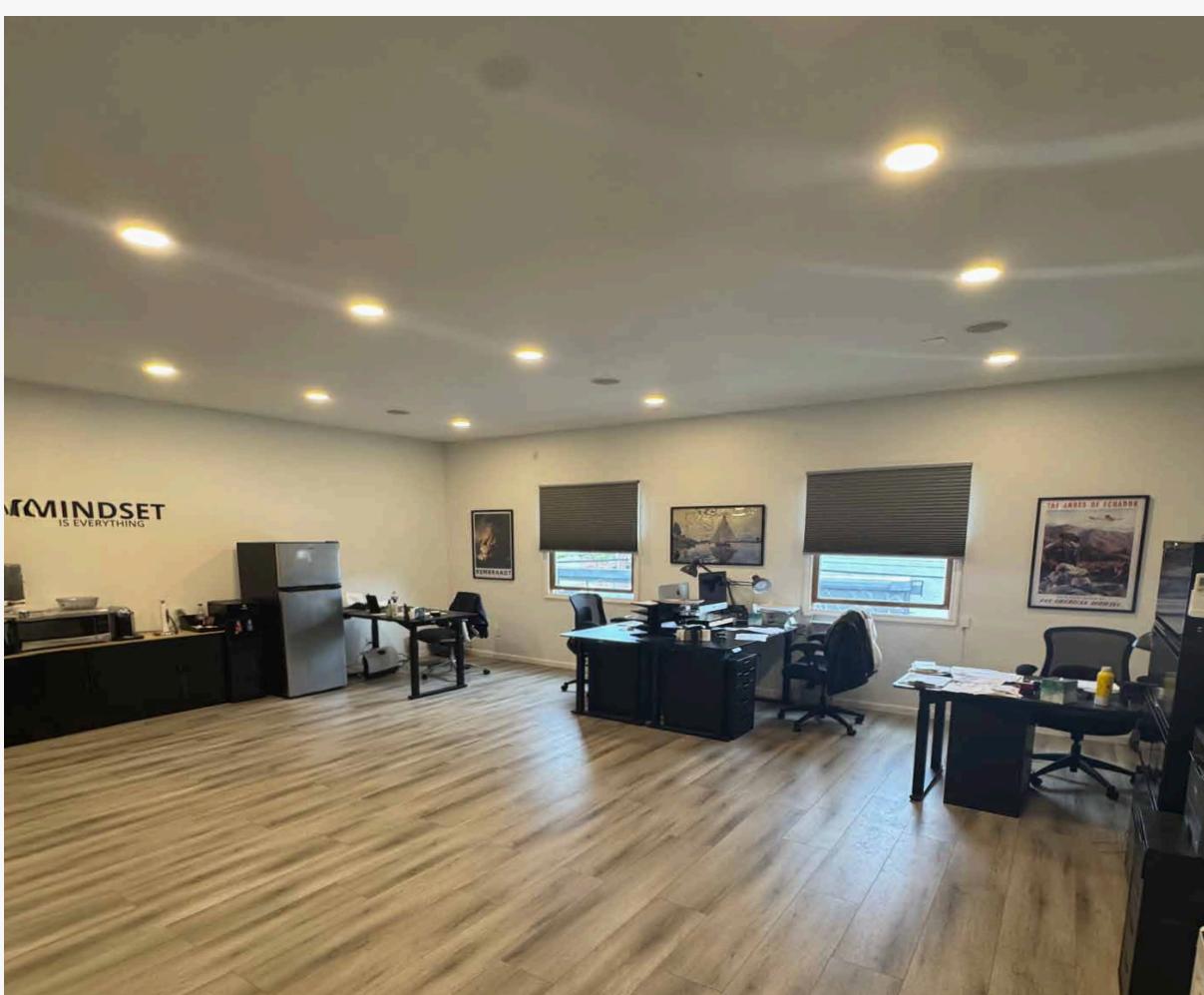
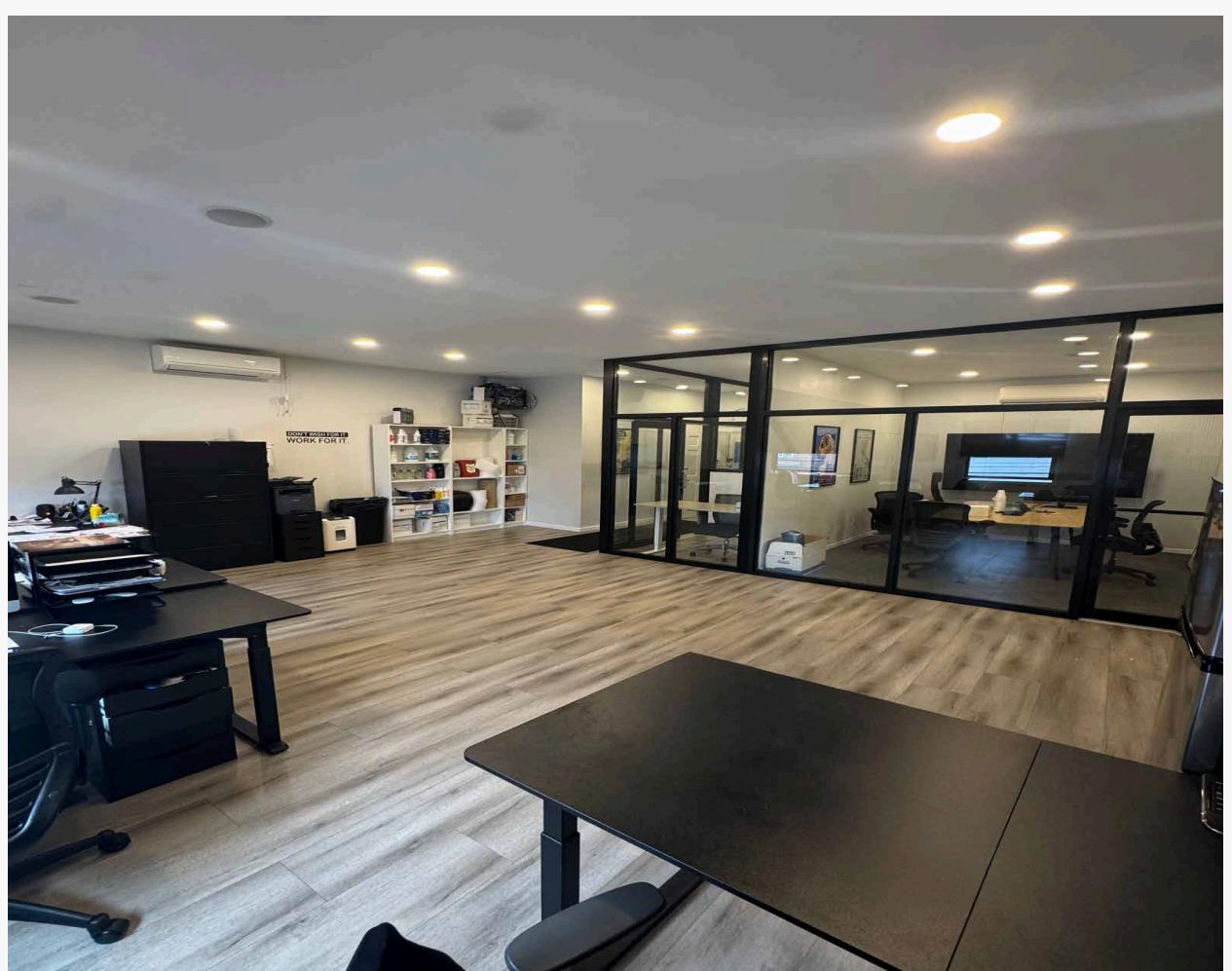


WAREHOUSE/OFFICE FOR LEASE



247 VAN BRUNT ST, BROOKLYN, NY 11231



PROPERTY DETAILS

LOCATION INFO

VAN BRUNT BTW. VERONA ST & DELAVAN ST

NEIGHBORHOOD

RED HOOK

BLOCK & LOT

00522-0003

ZONING

M1-1

SIZE

1ST FLOOR - 2,300 SF (WAREHOUSE)

2ND FLOOR - 2,000 SF (OFFICE)
+ TERRACE

ASKING PRICE

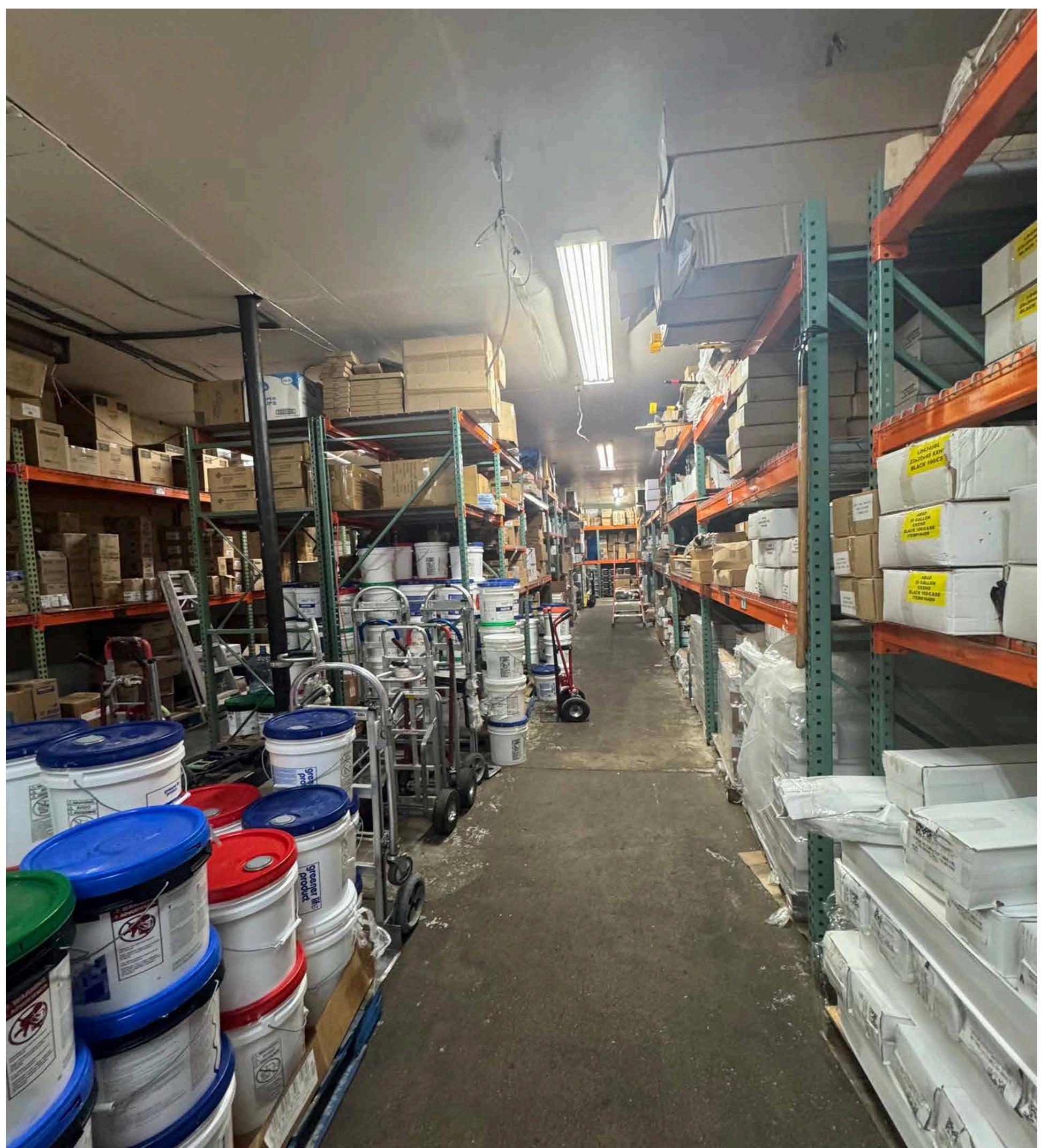
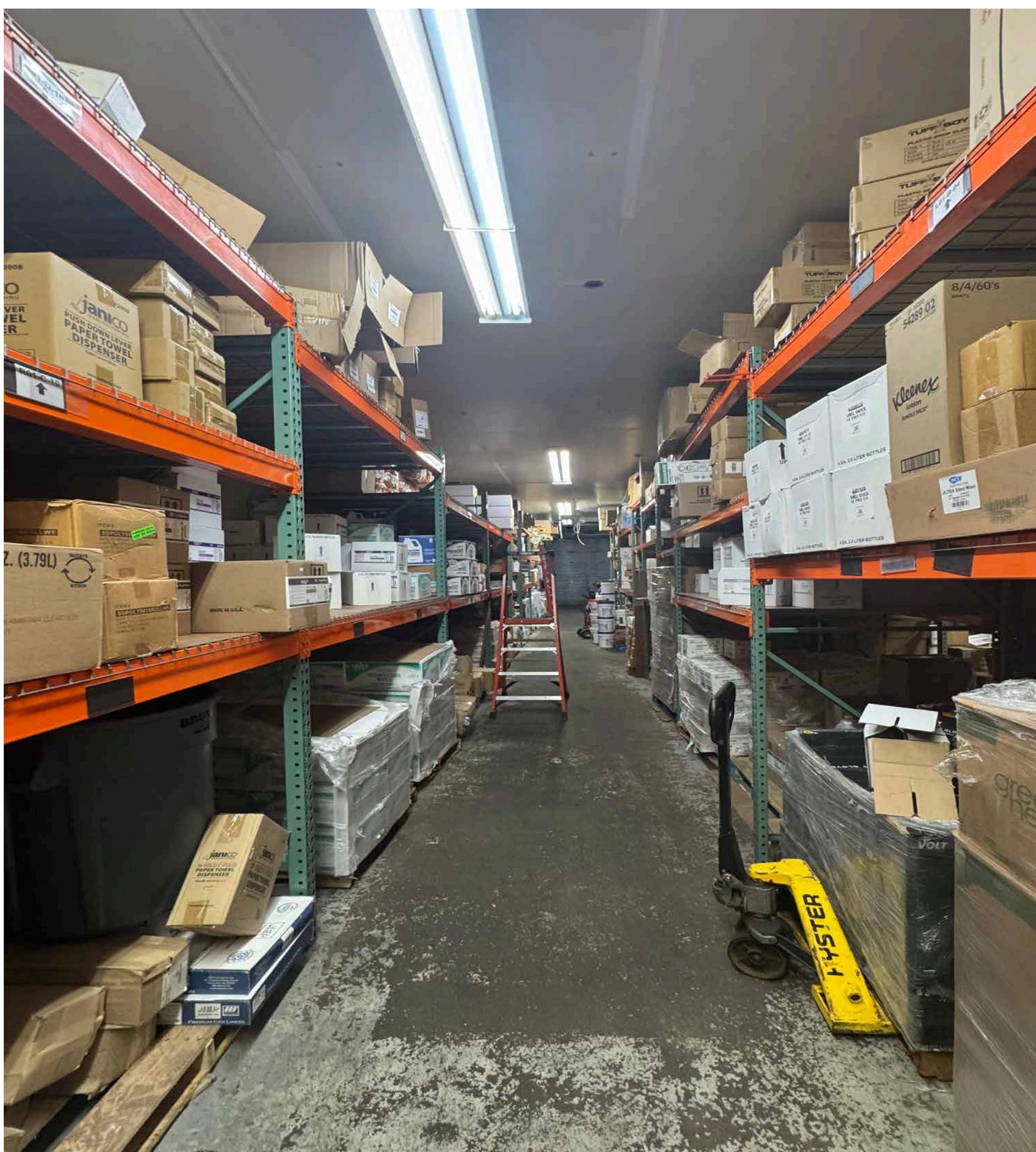
1ST FLOOR - \$7,000/M
2ND FLOOR - \$4,000/M

CONTACT EXCLUSIVE BROKER

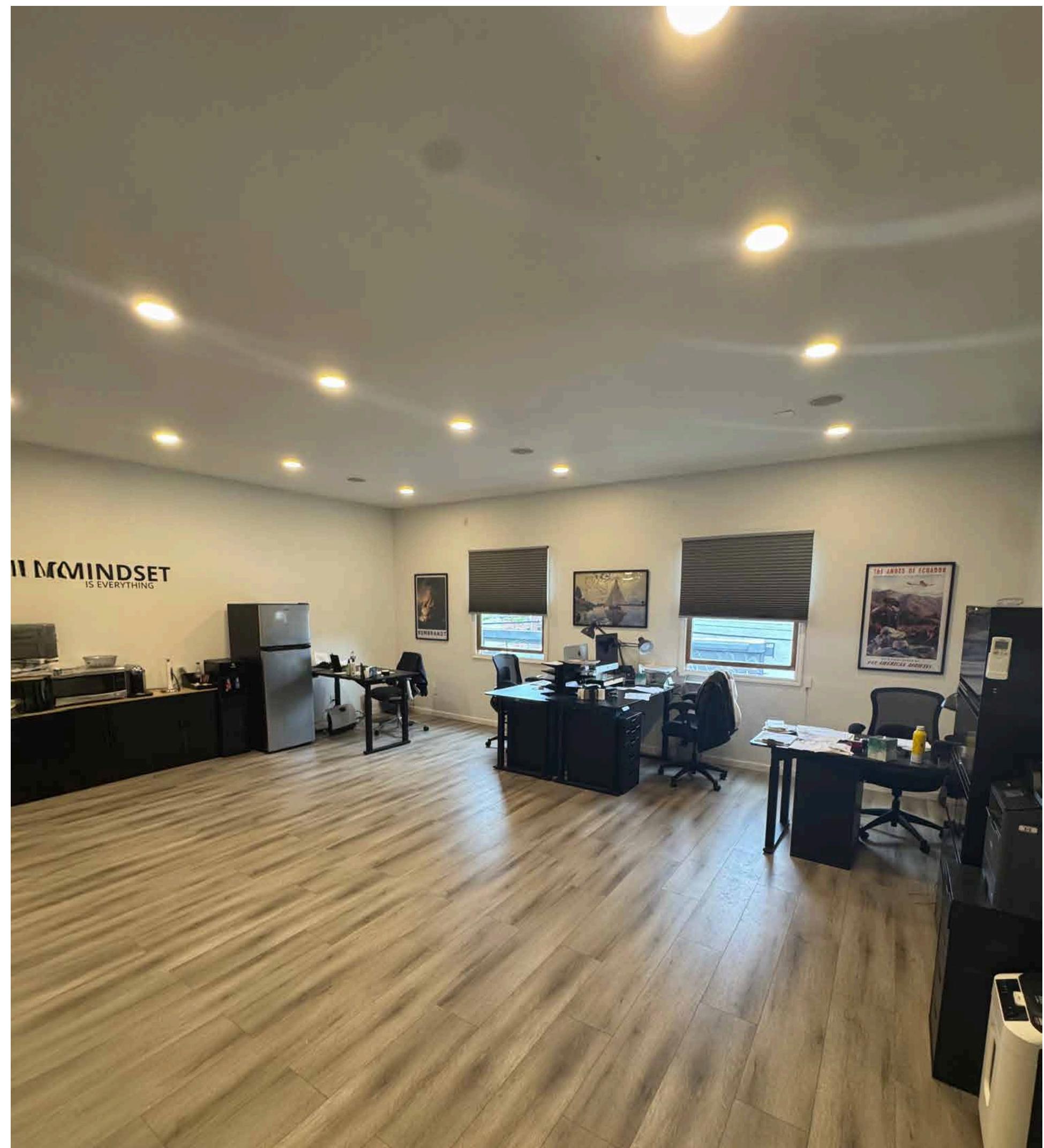
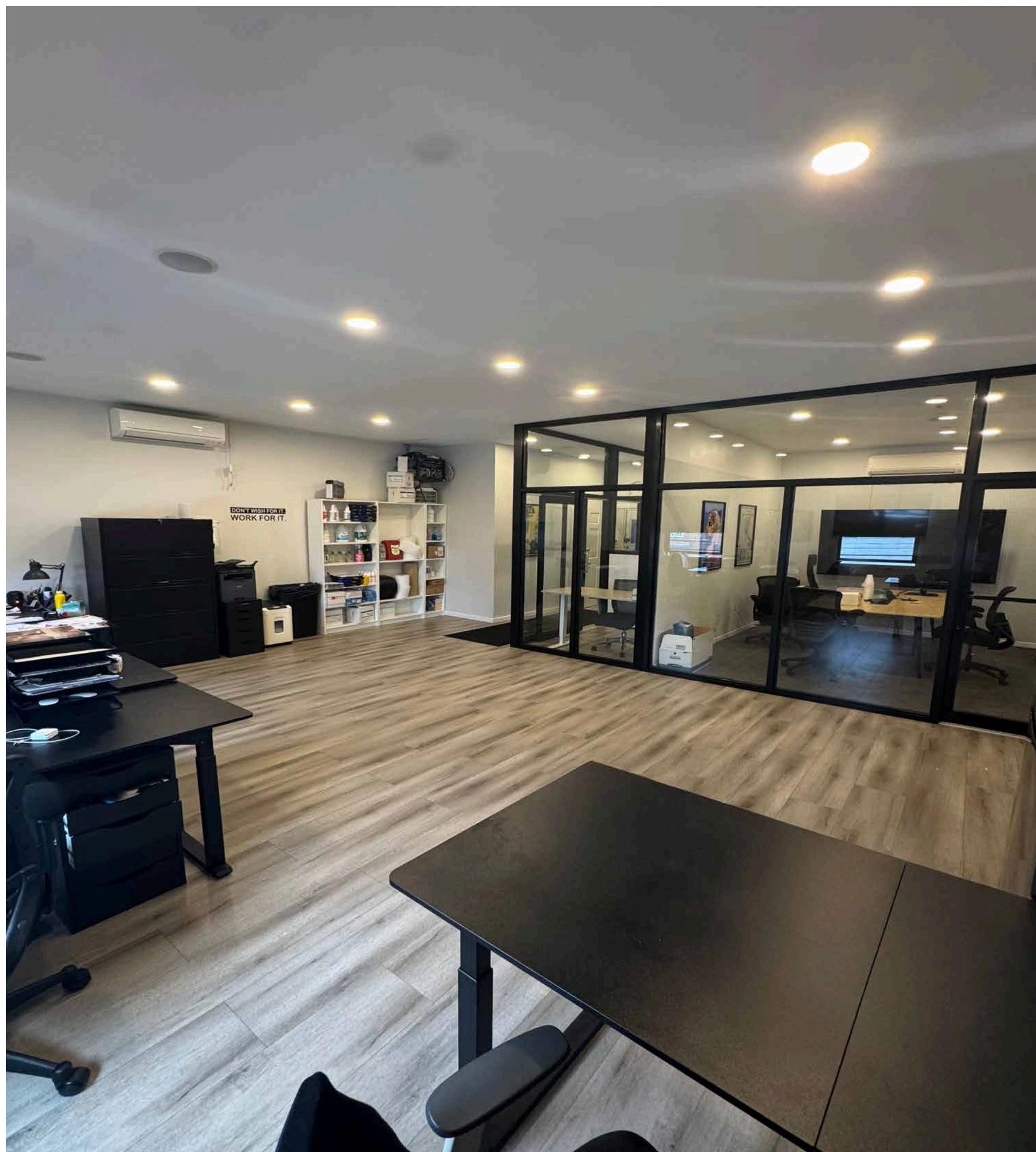
ARSEN ATBASHYAN
917-939-3760
ARSEN@COMMERCIALACQ.COM

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

PROPERTY PHOTOS (1ST FLOOR)



PROPERTY PHOTOS (2ND FLOOR)





Certificate of Occupancy

Page 1 of 2

CO Number: **302271912F**

This certifies that the premises described herein 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. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

A.	Borough: Brooklyn Address: 247 VAN BRUNT STREET Building Identification Number (BIN): 3008332	Block Number: 00522 Lot Number(s): 3 Building Type: Altered	Certificate Type: Final Effective Date: 09/03/2008
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For zoning lot metes & bounds, please see BISWeb.

B.	Construction classification: 1-D Building Occupancy Group classification: M Multiple Dwelling Law Classification: None	(1968 Code) (2008 Code)
	No. of stories: 2	Height in feet: 29
		No. of dwelling units: 0
C.	Fire Protection Equipment: None associated with this filing.	
D.	Type and number of open spaces: None associated with this filing.	
E.	This Certificate is issued with the following legal limitations: None	

Permissible Use and Occupancy

All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.

Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
001	5	OG	COM	16		CONTRACTOR'S ESTABLISHMENT WITH ACCESSORY OFF STREET PARKING.
002	50	100	COM	16		CONTRACTOR'S ESTABLISHMENT.

END OF SECTION

Borough Commissioner

Commissioner

WWW.COMMERCIALACQ.COM



247 VAN BRUNT ST,
BROOKLYN, NY 11231

PROPERTY COMMENTS

- 25' FRONTAGE
- 14' CEILINGS DRIVE IN DOOR
- GREAT SIGNAGE OPPORTUNITY
- PRIME RED HOOK LOCATION
- SURROUNDED BY MAJOR BUSINESSES
- CLOSE TO PUBLIC TRANSPORTATION
- ANY USES CONSIDERED
- GREAT EXPOSURE



NEIGHBOURING TENANTS & AMENITIES



COFFEY PARK

RED HOOK PARK

CONTACT EXCLUSIVE BROKER

ARSEN ATBASHYAN
917-939-3760
ARSEN@COMMERCIALACQ.COM

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