



M.C. O'BRIEN, INC.

COMMERCIAL REALTORS SINCE 1909

**COMMUNITY FACILITY  
SPACE FOR LEASE**

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SPACE FOR LEASE**

**1880 Rockaway Parkway  
Canarsie, Brooklyn 11236  
100' Linear Frontage on Rockaway Parkway  
10,000 SF with High Ceilings  
Full Ground Floor—Approx. 7,200 SF  
Lower Level—Approx. 2,800 SF**

- White Box Delivery with HVAC
- Over 100 Linear Feet of Frontage, with 28,000 Vehicles Passing Each Day
- 15' Ceilings in Auditorium; 11'6" in the Balance of Ground Floor
- 10' Ceiling Heights in Lower Level
- Commercial Grade Kitchen with ANSUL
- Classrooms and Storage on Lower Level
- 2,000 Square Foot Front Yard – Suitable for Outdoor Recreation
- Public Assembly Permit for 425 on Ground Floor and 121 on Lower Level
- Handicap Bathroom
- Central Station Fire Alarm
- New 400 AMP Electric Service with Backup Generator
- Transit: **B103 Bus** at Doorstep and easy access to Belt Parkway

For additional information or for a tour of the site, please contact Exclusive Broker:

**M.C. O'BRIEN, INC.**

William P. O'Brien, SIOR  
(718) 252-9191 Ext. 110

Santo Orecchio  
(718) 252-9191 Ext. 103

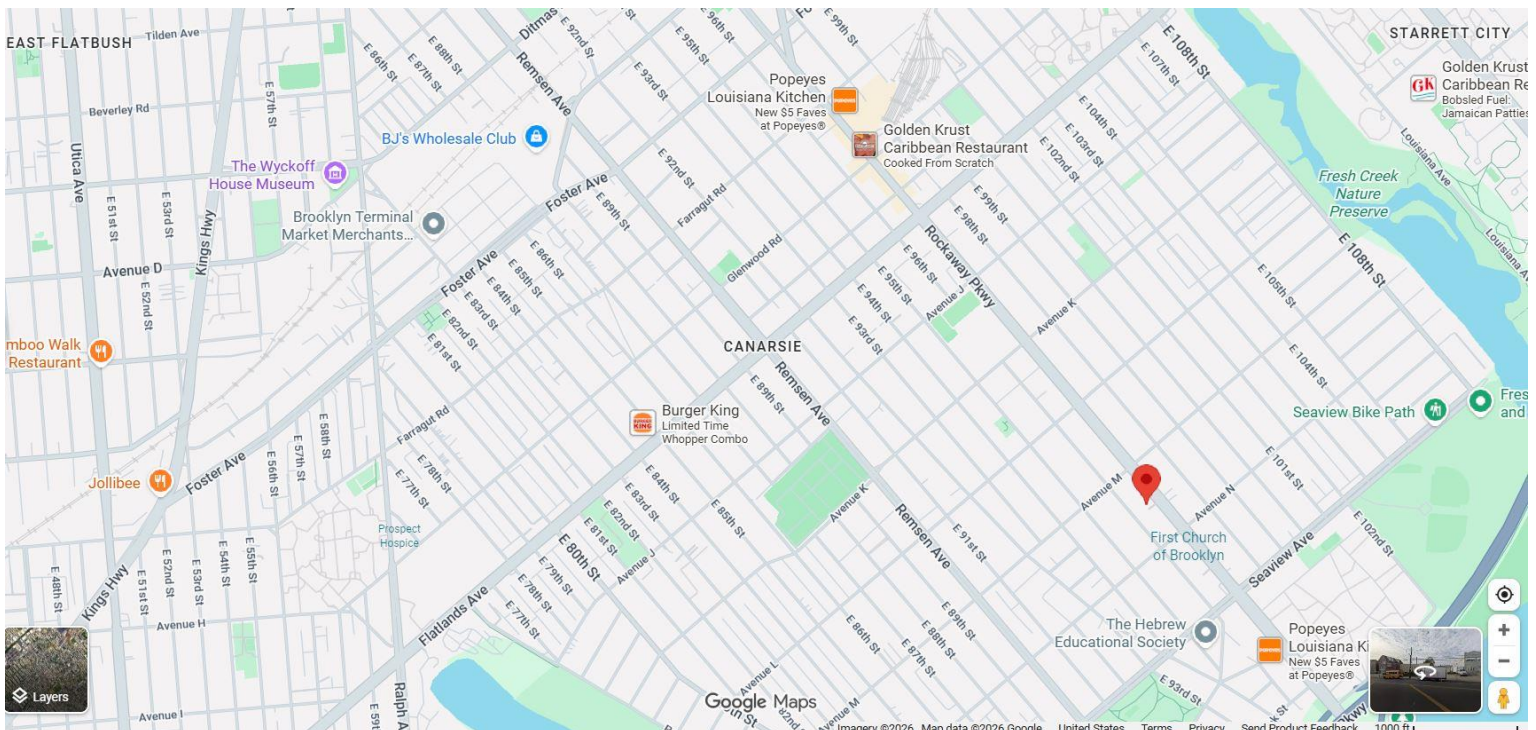
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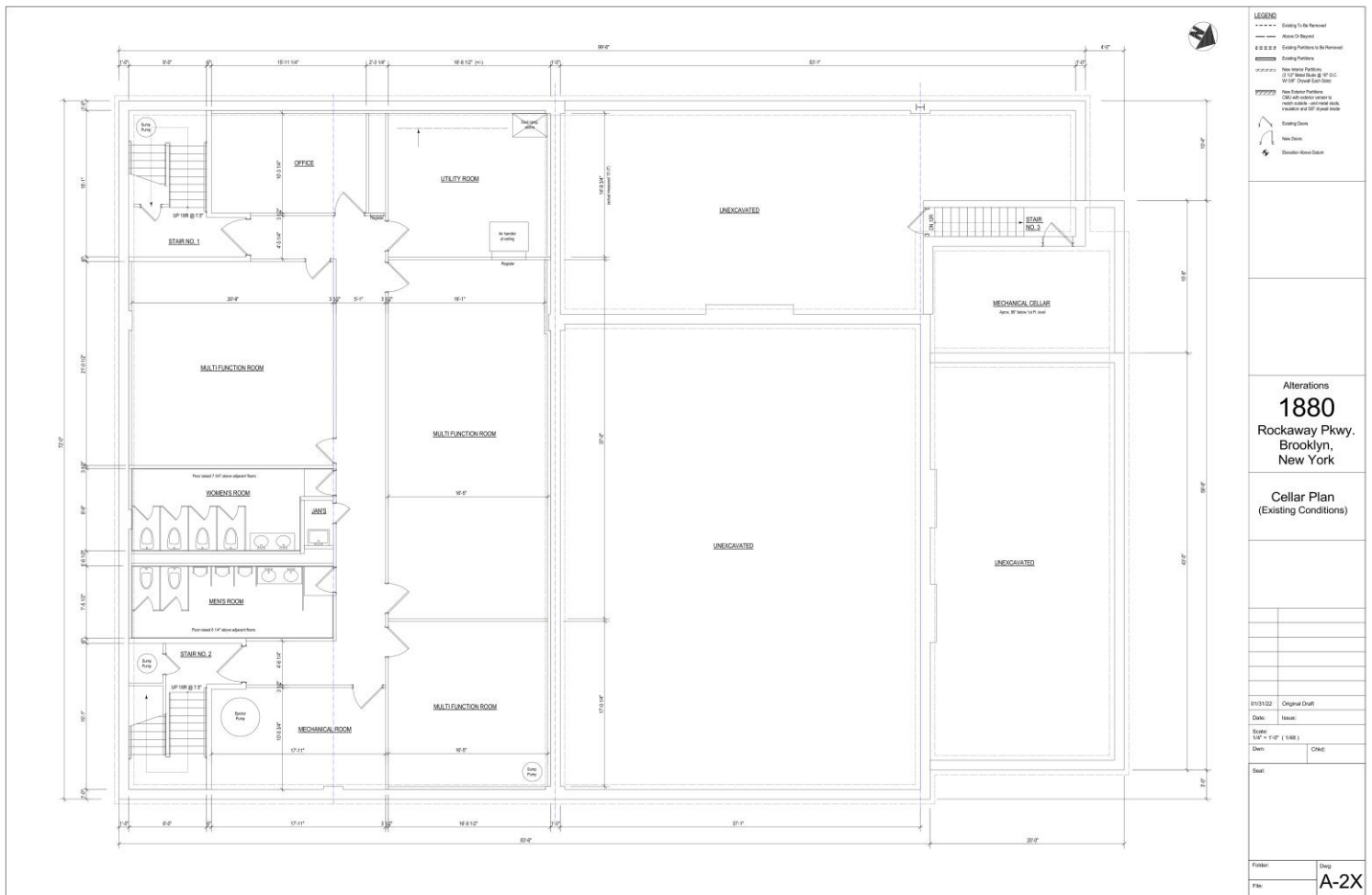
1880 Rockaway Parkway  
Canarsie, Brooklyn 11236



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1880 Rockaway Parkway  
Canarsie, Brooklyn 11236



Floorplan: Lower Level

1880 Rockaway Parkway  
Canarsie, Brooklyn 11236

Form 54-C (Rev. 7/64)-J3M-705151(67) 346

**DEPARTMENT OF BUILDINGS** RH

BOROUGH OF **Bklyn**, THE CITY OF NEW YORK

Date **NOV 10 1969** No. **202684**

### CERTIFICATE OF OCCUPANCY

**NO CHANGES OF USE OR OCCUPANCY NOT CONSISTENT WITH THIS CERTIFICATE SHALL BE MADE UNLESS FIRST APPROVED BY THE BOROUGH SUPERINTENDENT**

This certificate supersedes C. O. No. **164587**

THIS CERTIFIES that the ~~new~~ ~~altered~~ ~~existing~~ building--premises located at  
**1880 Rockaway Parkway** Block **8280** Lot **58**

That the zoning lot and premises above referred to are situated, bounded and described as follows:

BEGINNING at a point on the **West** side of **Rockaway Parkway**  
 starting **260** feet **south** from the corner formed by the intersection of  
 and **Rockaway Parkway**  
 running thence **South 120** feet; thence **West 100** feet;  
 and thence **North 120** feet; thence **East 100** feet;  
 beginning thence **South 120** feet; thence **West 100** feet;  
 and thence **North 120** feet; thence **East 100** feet;

the point or place of beginning, conforms substantially to the approved plans and specifications, and to the requirements of the Building Code, the Zoning Resolution and all other laws and ordinances, and of the rules 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 646e of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

Board No. **Alt. 3165/61** Construction classification **Class 1 fire-**  
 occupancy classification **Synagogue (Use Group 4A)** **1 - 19** stories, **14 & 10** proof net.  
 date of completion **School (Use Group 3A)** Located in **R 4** Zoning District.  
 date of issuance of permit **11/7/69**  
 Plumb. **10/31/69**

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

#### PERMISSIBLE USE AND OCCUPANCY

Off-Street Parking Spaces .....

Off-Street Loading Berths .....

STORY	LIVE LOADS (See Sec. 64)	PERSONS ACCOMMODATED	USE
Basement	on ground	121	Storage School (Use Group 3A)
1st	75 & 100	425 4	Synagogue (Use Group 4A) Offices (accessory)
Regularly supervised fire drills to be conducted.			
TOTAL: Synagogue (Use Group 4A) School (Use Group 3A)			
Fire Department Approval Dated November 6, 1969 (Interior fire alarm).			

Sewage Disposal: \_\_\_\_\_ Discharge Into Either  
 Sanitary Drainage (DOES) (DOES NOT) Sanitary or Combined Sewer

Storm Drainage \_\_\_\_\_ Discharge Into Either  
 (DOES) (DOES NOT) Storm or Combined Sewer

**SAMUEL PASKER**  
Borough Superintendent

OFFICE COPY—DEPARTMENT OF BUILDINGS *Manuel G. ...*

## Certificate of Occupancy