



746 UTICA AVE, BROOKLYN, NY 11203



PROPERTY DETAILS

LOCATION INFO

CORNER OF UTICA AVE
& LENOX RD

NEIGHBORHOOD

EAST FLATBUSH

BLOCK & LOT

04655-0003

ZONING

C8-1

SIZE

TOTAL - 6,300 SF

ASKING PRICE

\$55 PSF

CONTACT EXCLUSIVE BROKER

VADIM ATBASHYAN

516-852-1601

VADIM@COMMERCIALACQ.COM

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



746 UTICA AVE, BROOKLYN,
NY 11203

PROPERTY COMMENTS

- UNITS CAN BE COMBINED
- 180' FRONTAGE
- GREAT SIGNAGE OPPORTUNITY
- CORNER SINGLE STORY BUILDING
- PRIME EAST FLATBUSH LOCATION
- BUILT TO SUIT AVAILABLE
- HIGH TRAFFIC AREA
- SURROUNDED BY MAJOR BUSINESSES



SATELLITE VIEW

NEIGHBOURING TENANTS & AMENITIES

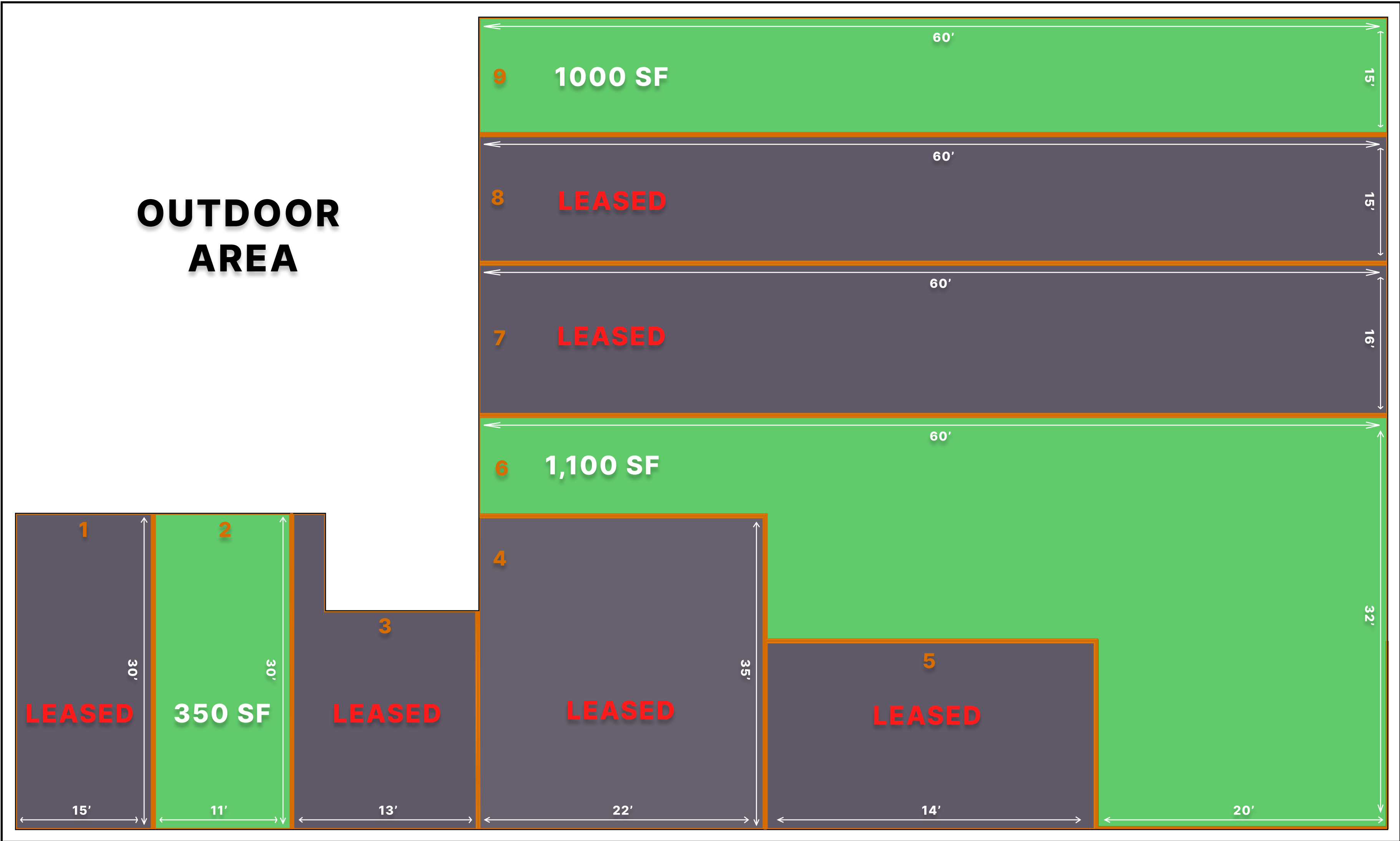


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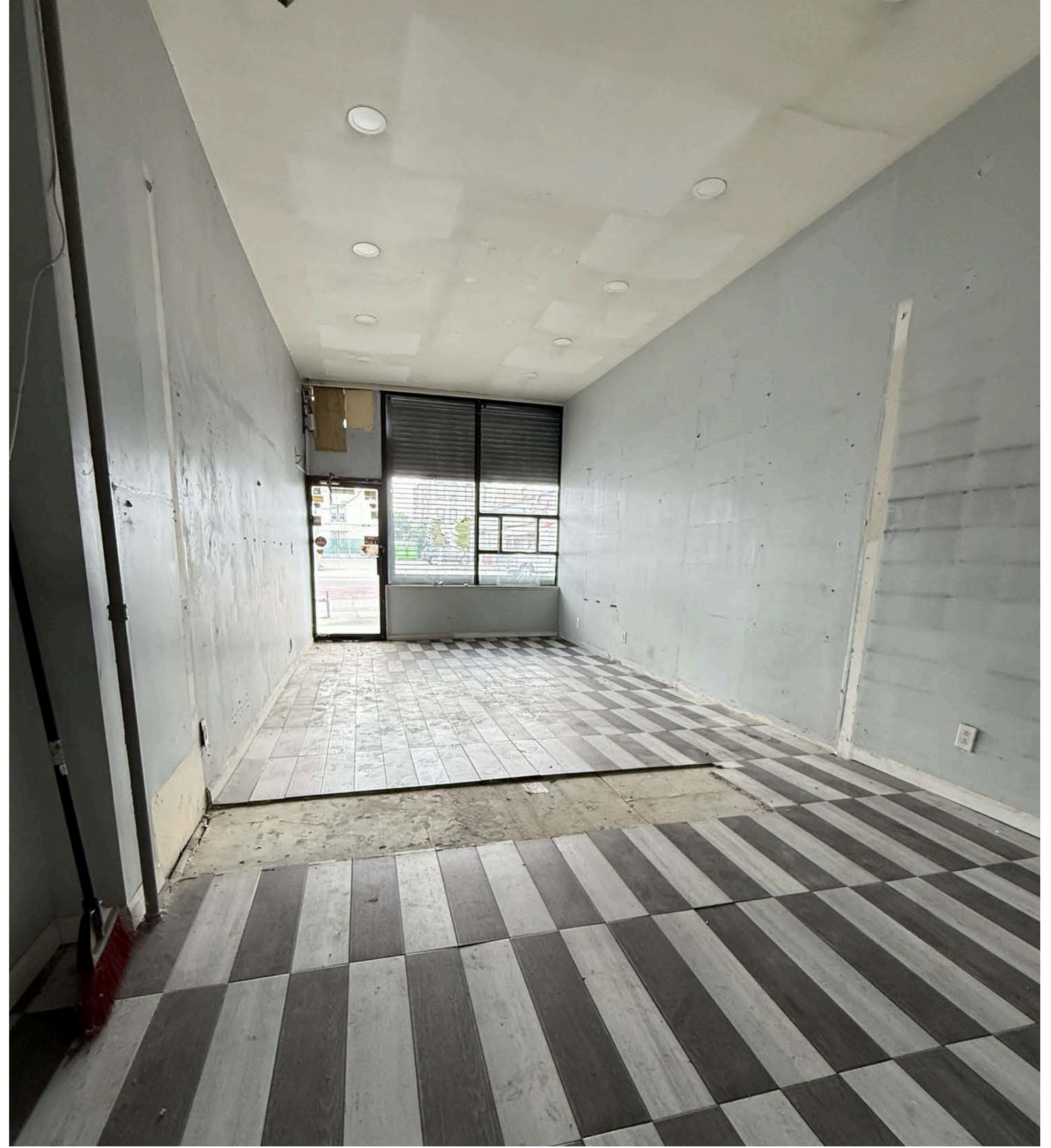
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COMMERCIAL ACQUISITIONS INC. HAS MADE EVERY EFFORT TO OBTAIN THE INFORMATION REGARDING THESE LISTINGS FROM SOURCES DEEMED RELIABLE. HOWEVER, WE CANNOT WARRANT THE COMPLETE ACCURACY THEREOF SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER 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.



ALL MEASUREMENTS ARE APPROXIMATE



DEPARTMENT OF HOUSING AND BUILDINGS

BOROUGH OF BROOKLYN

, CITY OF NEW YORK

RBO

No. **110795**

Date **JUL 19 1944**

CERTIFICATE OF OCCUPANCY

standard form adopted by the Board of Standards and Appeals and issued pursuant to Section 646 of the York Charter, and Sections C-26-181.0 to C-26-187.0 inclusive Administrative Code 2.1.3.1. to 2.1.3.7. ng Code.)

This certificate supersedes C. O. No. 89872

owner or owners of the building or premises:

THIS CERTIFIES that the ~~present~~ existing building premises located at 774/82 Lenox Road, Southwest Corner Utica Ave. (746/48)

Block 4655 Lot 5

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.

~~SECRET~~ No.— N. B. 7647/38

Construction classification—Non-fireproof

Use classification— **Stores & Light Mfg.** Height **1** stories, **16** feet.

f completion— S. D. 7/18/44 . Located in **Business** Use District.

[illegible]

This certificate is issued subject to the limitations hereinafter specified and to the following resolution 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	
Basement	Ground	-	-	-	Ordinary Use
1st	75	-	-	15	Seven (7) Stores
2nd	75	3	4	7	Light Manufacturing Store 776 Lenox Rd.
TOTAL: Stores and Light Manufacturing					

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