



718.256.9864  
A NEW YORK STATE CORPORATION

5916 18TH AVE BROOKLYN NEW YORK 11204 718.256.9595 FAX

## **1440 East 99<sup>th</sup> Street, Brooklyn, N.Y. 11236**



## **30,000 SF BUILDING AVAILABLE FOR LEASE OR SALE**

<b>Location:</b>	Canarsie, N.Y. (11236)						
<b>Cross Streets:</b>	Between Avenue N & Seaview Avenue						
<b>Size:</b>	<table><tr><td>Building:</td><td>30,000 SF (2 floors 15k per)</td></tr><tr><td>Parking lot (backyard):</td><td>15,000 SF</td></tr><tr><td>Total:</td><td>45,000 SF</td></tr></table>	Building:	30,000 SF (2 floors 15k per)	Parking lot (backyard):	15,000 SF	Total:	45,000 SF
Building:	30,000 SF (2 floors 15k per)						
Parking lot (backyard):	15,000 SF						
Total:	45,000 SF						
<b>Zoning:</b>	R4 / R4-1						
<b>Notes:</b>	*Easy access to the B17 Bus route						
<b>Price</b>	<b>Sale: \$13,500,000</b>						

For more information, please contact Leiby Gold  
718-256-9595 x 122 Cell 917-691-3403  
email: [lgold@eretzltd.com](mailto:lgold@eretzltd.com)



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## **1440 East 99th Street, Brooklyn, NY 11236**

### ***Turnkey Adult Day Care / Community Facility Building for Sale***

Fully built-out Adult Day Care / Community Facility in prime Canarsie, Brooklyn. This modern two-story building is ready for immediate occupancy and ideal for day care, medical, educational, or community service use.

#### **Property Overview**

- Use: Adult Day Care / Community Facility
- Floors: 2 (Main + Lower Level)
- Condition: Move-in ready, ADA compliant
- Features: Kitchen, multiple restrooms, staff areas, storage, and egress on both levels

#### **Main Level**

Bright, open layout with:

- Welcoming lobby & reception
- Large activity / multipurpose room
- Kitchen & pantry
- Consultation / nurse room
- Quiet room / lounge
- Staff office, storage, and ADA restrooms

#### **Lower Level**

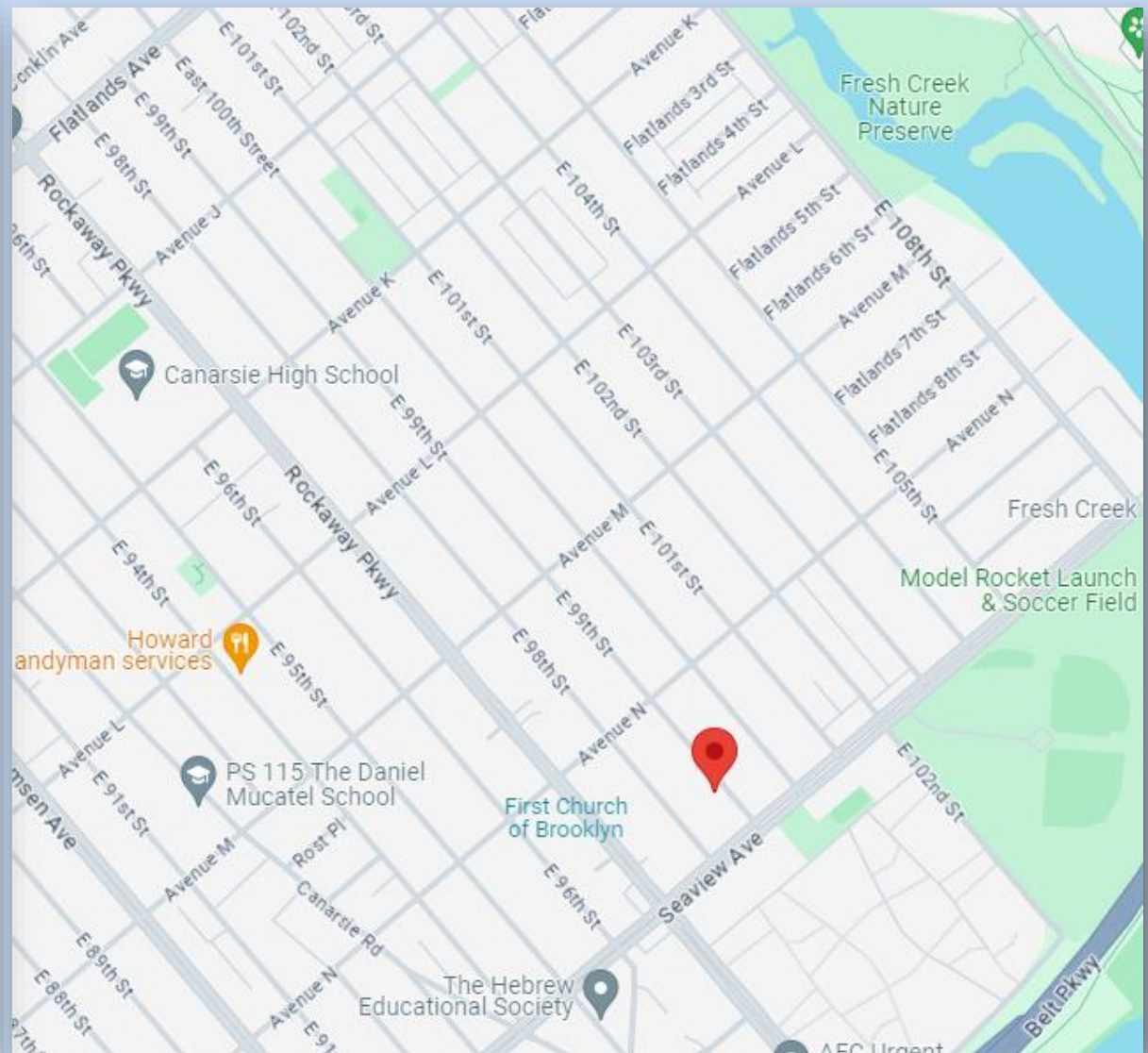
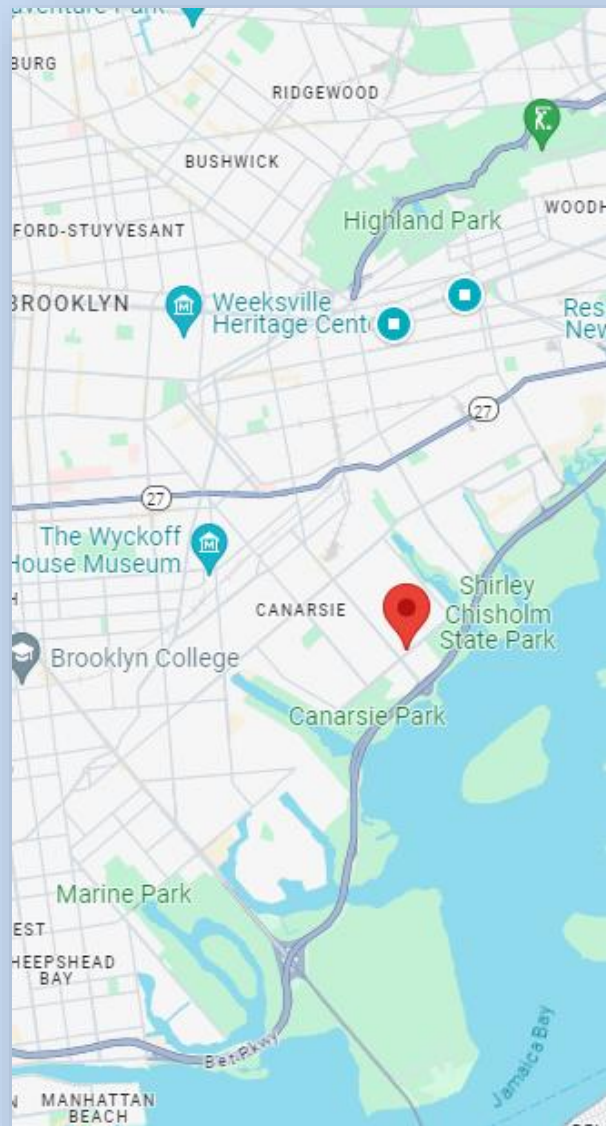
Flexible support space including:

- Storage & file rooms
- Laundry / utility room
- Mechanical / boiler room
- Staff lounge or training room
- Additional restroom and secondary egress

#### **Highlights**

- \* Turnkey community-facility setup
- \* Fully ADA compliant
- \* Multiple egresses and restrooms
- \* Ideal for medical, therapy, or program use
- \* Convenient Brooklyn location near major routes

**1440 East 99th St  
Brooklyn, N.Y. 11236**





1440 East 99th St  
Brooklyn, N.Y. 11236

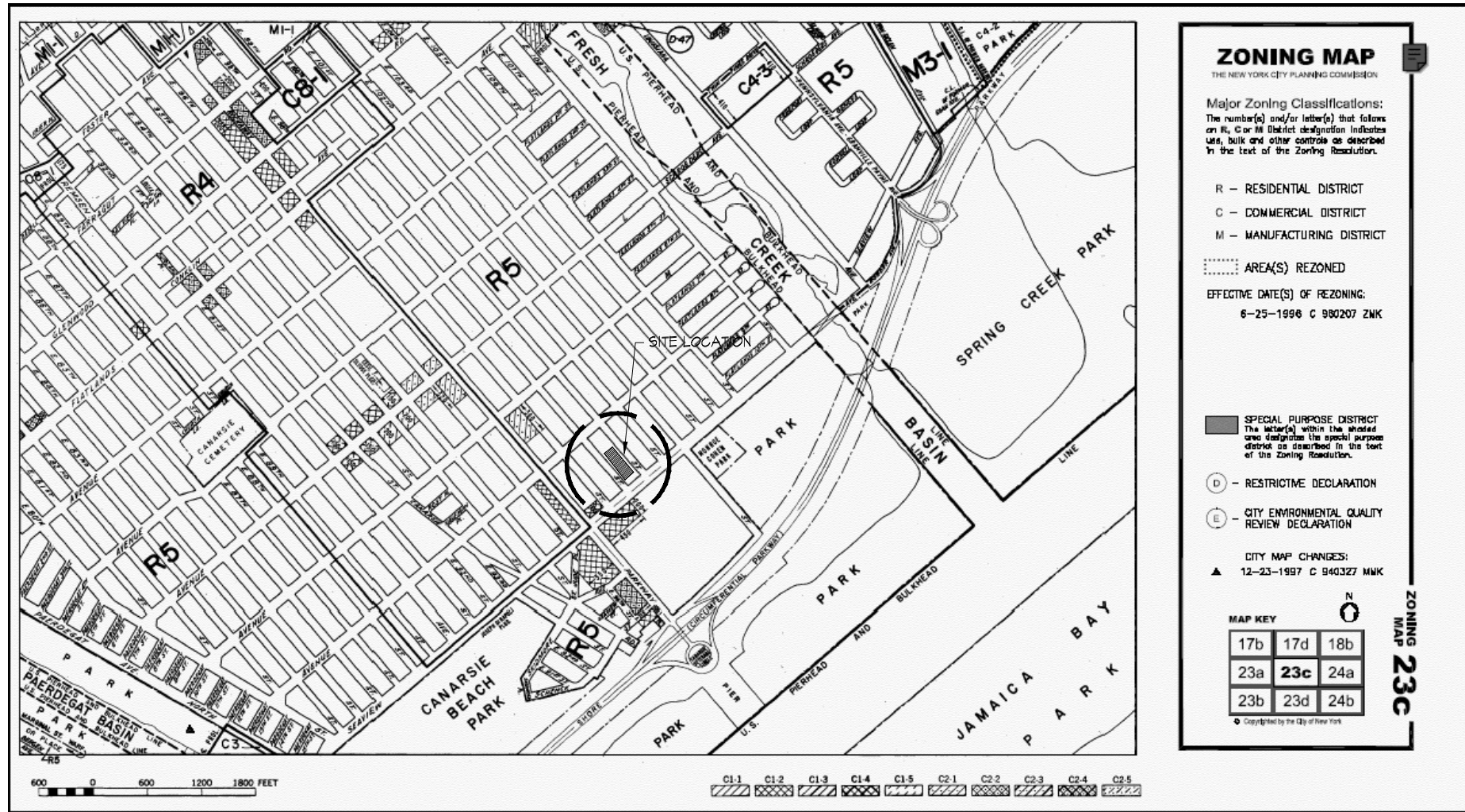








LOT AREA: 40,052.12 SQ. FT. BLOCK NO.: 8301 LOT NO.: 60	ZONING DISTRICT: R5 USE GROUP: 1 D CONSTRUCTION CLASS: 1 D	ZONING MAP: 23C COMMUNITY BOARD: 318 OCCUPANCY GROUP: 6
ZONING REGULATIONS (COMMUNITY FACILITY) AS PER ZR 24-00		
F.A.R. BREAKDOWN (R5)		
ZR 24-11	MAX FLOOR AREA FOR COMMUNITY FACILITY (R5) = 2.0 2.0 X 40,052.12 SF = 80,104.24 SF	EXISTING/PROVIDED F.A.R. = 30,804.04 SQ. FT. = .76 NO CHANGE
ZR 24-11	MAX LOT COVERAGE FOR COMMUNITY FACILITY (R5) = 55% 55 X 40,052.12 SF = 22,028.67 SF	EXISTING/PROVIDED LOT COVERAGE = 16,115.91 SQ. FT. = .41 ~ 42% (COMMUNITY FACILITY - ADULT DAY CARE) - NO CHANGE
ZR 24-54 ZR 24-55 (b)	MINIMUM REQUIRED FRONT YARD IN R5 = 10 FEET PERMITTED OBSTRUCTIONS IN REQUIRED YARDS OR REAR YARD EQUIVALENTS, ANY BUILDING OR PORTION OF A BUILDING USED FOR COMMUNITY FACILITY USES, PROVIDED THAT THE HEIGHT OF SUCH BUILDING SHALL NOT EXCEED ONE STORY, NOR IN ANY EVENT 25 FEET ABOVE CURB LEVEL.	EXISTING/PROVIDED = 10'-0" 1/2" - NO CHANGE
ZR 24-55 (a)	MIN. REQUIRED SIDE YARD IF A BUILDING USED FOR COMMUNITY FACILITY USE HAS AN AGGREGATE WIDTH OF STREET WALLS EQUAL TO MORE THAN 80 FEET, TWO SIDE YARDS SHALL BE PROVIDED, EACH EQUAL TO NOT LESS THAN 10 PERCENT OF THE AGGREGATE WIDTH OF STREET WALLS. TOTAL AGGREGATE WIDTH 205'-6" X 10% = 20'-6" MIN. SIDE YARD REQ.	EXISTING/PROVIDED 18'-11" 1/4" RIGHT SIDE YARD - NO CHANGE 0'-0" LEFT SIDE - NO CHANGE
ZR 24-56	MIN. REQUIRED REAR YARDS A REAR YARD WITH A DEPTH OF NOT LESS THAN 30 FEET SHALL BE PROVIDED AT EVERY REAR LOT LINE ON ANY ZONING LOT. TWO OPEN AREAS, EACH ADDING AND EXTENDING ALONG THE FULL LENGTH OF A STREET LINE AND EACH WITH A MIN. DEPTH OF 50 MEASURED FROM SUCH STREET LINE, EXCEPT THE DEPTH OF SUCH REQUIRED OPEN AREA ALONG ONE STREET LINE MAY BE DECREASED PROVIDED THAT: ANY REQUIRED FRONT SETBACK AREAS ARE MAINTAINED.	EXISTING REAR YARD = 101'-4" 1/4" EXISTING PARTIAL REAR YARD = 17'-2"
ZR 24-582 (b)	HEIGHT AND SETBACK (NARROW STREET) MAX. HEIGHT OF A FRONT WALL SLOPE OVER ZONING LOT = 35'-0" = 1" (VERTICAL) TO 1" (HORIZONTAL) = 10'-0" (WIDE STREET)	EXISTING/PROVIDED BUILDING HEIGHT = 24'-10" 1 STORY - NO CHANGE
PARKING REQUIREMENTS		
ZR 24-522 (a)	PARKING SPACE REQUIRED FOR (SYNAGOGUE) = 1 PER 15 PERSONS REQUIRED=10 SPACES PARKING SPACE REQUIRED FOR (DINING) = 1 PER 10 PERSONS REQUIRED= 11 SPACES	TOTAL EXISTING/PROVIDED = 24 PARKING SPACES
COMMUNITY FACILITY FLOOR AREA CALCULATIONS:		
FLOOR	EXISTING/PROVIDED GROSS FLOOR AREA =	TOTAL
BASEMENT FLOOR	14,447.26 SF =	15,149.36 SF
1ST FLOOR	16,311.18 SF =	16,841.76 SF
	EXISTING PROVIDED TOTAL =	30,804.04 SF
COMMUNITY FACILITY F.A.R. USED 30,804.04 SQ. FT. = 0.76 NO CHANGE		



# C. of O. APPLICATION

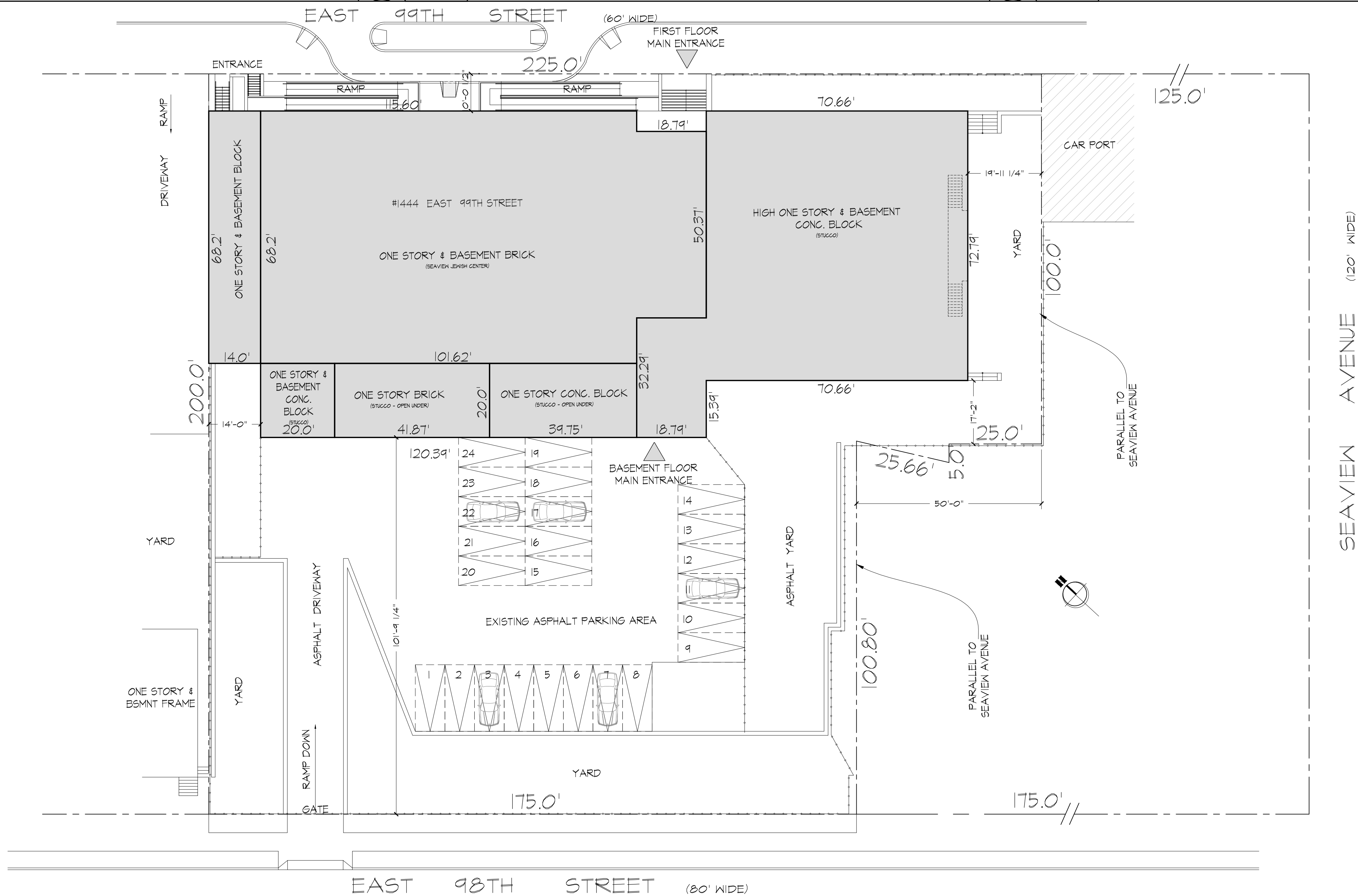
## 1444 EAST 99TH STREET. BROOKLYN, NY

APPLICATION TO AMEND C. of O.  
CHANGES OF USE - NO WORK TO BE DONE -

ADDRESS: 1444 EAST 99TH STREET  
BROOKLYN, NY  
MAP No.: 23C  
ZONE: R5  
BLOCK: 8301  
LOT: 60

OCCUPANCY GROUP: E, B, A-2, A-3  
CONSTRUCTION CLASS: 1 E  
USE GROUP: 4

1	SCALE N.T.S.	ZONING	2	SCALE N.T.S.	ZONING MAP	3	SCALE N.T.S.	ZONING INFORMATION
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4	SCALE 1/16"=1'-0"	SITE PLAN
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**ZAMBRANO ARCHITECTURAL  
DESIGN, LLC**

410 Atlantic Avenue. Freeport, NY 11520  
Tel: (516) 327-0851 / Fax: (516) 326-2712

CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE MUNICIPAL AGENCIES HAVING JURISDICTION BEFORE STARTING WORK AND SHALL OBTAIN EITHER A CERTIFICATE OF OCCUPANCY OR A CERTIFICATE OF COMPLETION UPON COMPLETION OF THE WORK.

WARNING: IT IS A VIOLATION OF LAW FOR ANY PERSON TO ALTER ANY ITEMS ON THESE PLANS.

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, DEVIATIONS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTIONS WITH THE WORK. FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, ALWAYS USE DIMENSIONS AS SHOWN. DRAWINGS ARE NOT TO BE SCALED. WILLY ZAMBRANO ARCHITECT, P.C. AND ITS PRINCIPAL EMPLOYEES WERE NOT RETAINED FOR ANY CONSTRUCTION SUPERVISION.

**DOB # 320000146**

NO.	DATE	DESCRIPTION	INIT.
REVISIONS			

PROJECT NAME:  
**C. OF O FOR ADULT DAY CARE**  
1444 EAST 99TH STREET BROOKLYN, NY

DRAWING NAME:  
**ZONING MAP, ZONING INFORMATION  
AND SITE PLAN**

PROJECT No.: 09-101	DATE: 01-23-09
SCALE: As Indicated	BY: ML
DRAWING No.: ZO-100.00	
CAD FILE No.: YZ2009_008V09-101	1 OF 3



DRAWING LEGEND

- 
- Architectural floor plan of a building, likely a school or community center, showing various rooms and structural elements. The plan includes the following labeled areas:
- Rooms and Spaces:**
    - STORAGE (multiple locations)
    - EXISTING PANTRY (NOT IN USE)
    - OFFICE
    - VESTIBULE
    - EXISTING GENERAL OFFICE
    - EXISTING RABBI'S STUDY
    - MEETING ROOM
    - EXISTING WAITING ROOM
    - EXISTING PANTRY (NOT IN USE)
    - EXISTING STORAGE
    - EXISTING MECHANICAL EQUIP. ROOM
    - NEW REFRIGERATED GARBAGE ROOM
    - NEW STORAGE ROOM
    - EXISTING CLASSROOM (multiple)
    - EXISTING WOMEN'S ROOM
    - EXISTING MEN'S ROOM
    - JANITOR'S GL.
    - WATER ROOM & HOUSE SEWER
    - NEW MEN'S TOILET
    - NEW WOMEN'S TOILET
  - Structural and Utility Elements:**
    - MASONRY WALL
    - PULL STATION
    - HIGH WINDOWS
    - EXIST. ENTRY
    - EXIST. AIR HANDLER
    - OLD H.V.H. NOT IN USE
    - ELECT. DIST.
    - ELECT. VENTIL.
    - STREET ALLEY
  - Orientation and Access:**
    - UP (multiple staircases)
    - DOWN (multiple staircases)
    - UP TO STREET LEVEL
    - STEEL STAIR TO KITCHEN
  - Other Labels:**
    - CHURCH / SYNAGOGUE A-B OCCUPANCY UNDER APPLICATION PA# 194-62
    - OPEN ABOVE
    - PROPERTY LINE
    - BUILDING LINE ABOVE
    - PARKING AREA
    - YARD

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THE ARCHITECT SHALL NOT HAVE CONTROL, OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, DETAILATIONS, TECHNIQUES, SEQUENCES, OR SCHEDULES OF CONSTRUCTION. THE ARCHITECT'S RESPONSIBILITIES ARE LIMITED TO THE DESIGN OF THE PROJECT AND TO THE MEANS AND METHODS CONNECTIONS WITH THE WORK FOR THE EFFECTS OR OMISSIONS OF THE CONTRACTOR SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALWAYS USE ONLY THE ARCHITECT'S WORK. THE ARCHITECT SHALL NOT BE RESPONSIBLY ZAMBA FOR ANY CONSTRUCTION SUPERVISION.

**DOB # 320000146**

NO.	DATE	DESCRIPTION	INIT.
REVISIONS			

PROJECT NAME:  
C. OF O FOR ADULT DAY CARE  
1444 EAST 99TH STREET BROOKLYN, NY

DRAWING NAME:

EXISTING BASEMENT FLOOR

PROJECT No.: 09-101	DATE: 01-23-09
SCALE: As Indicated	BY: ML
DRAWING No.: <b>A-100.00</b>	
CAD FILE No.: C:\2009_JOBS\09-101	2 OF 3

1	SCALE
	1/8"=1'-0"

EXISTING BASEMENT FLOOR

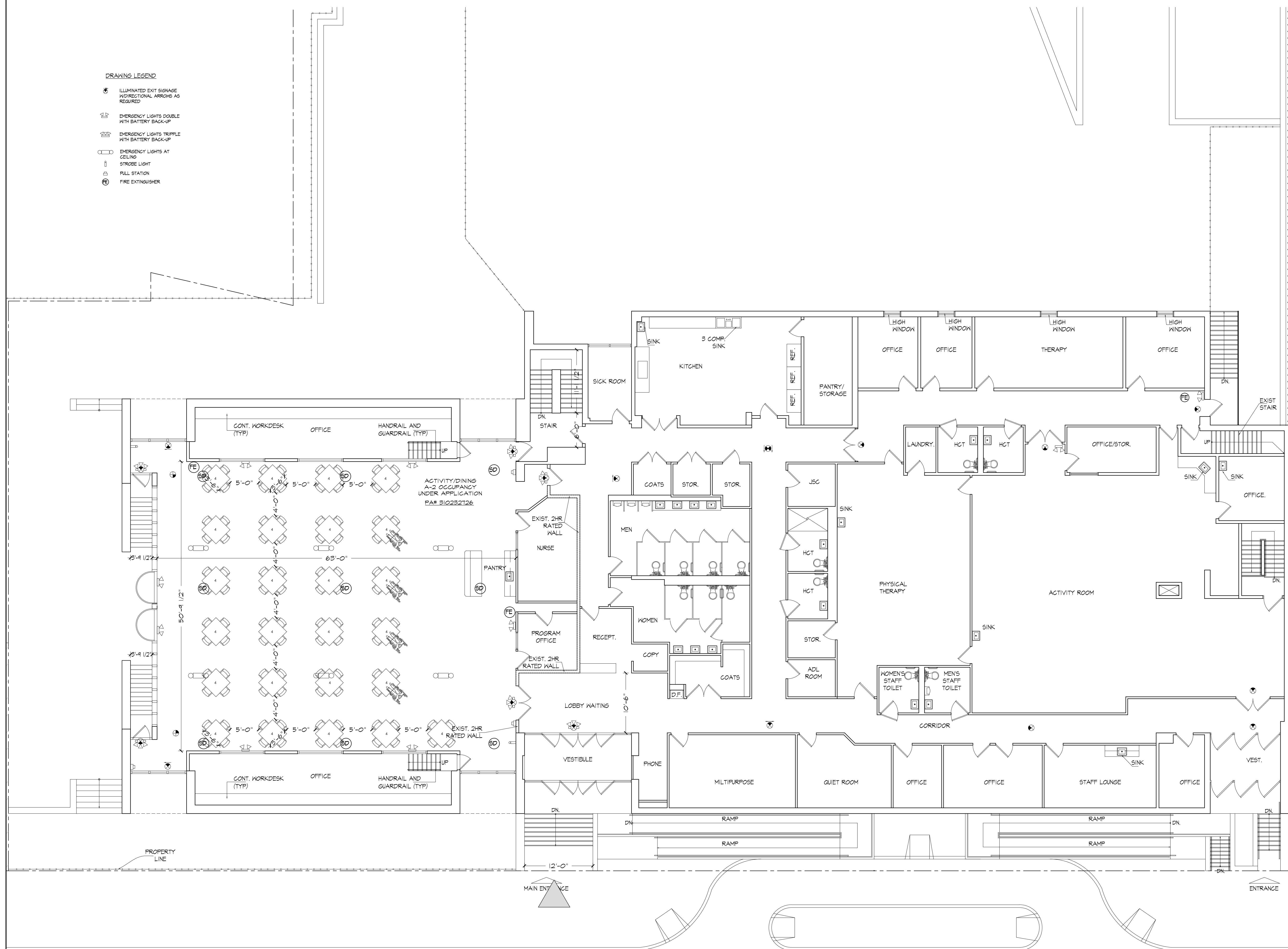


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**DRAWING LEGEND**

- ILLUMINATED EXIT SIGNAGE  
W/ DIRECTIONAL ARROWS AS  
REQUIRED
- EMERGENCY LIGHTS DOUBLE  
WITH BATTERY BACK-UP
- EMERGENCY LIGHTS TRIPLE  
WITH BATTERY BACK-UP
- EMERGENCY LIGHTS AT  
CEILING  
STROBE LIGHT
- PULL STATION
- FIRE EXTINGUISHER



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**DOB # 320000146**

NO.	DATE	DESCRIPTION	INIT.
REVISIONS			

PROJECT NAME:  
**C. OF O FOR ADULT DAY CARE**  
1444 EAST 99TH STREET BROOKLYN, NY

DRAWING NAME:  
**EXISTING FIRST FLOOR**

PROJECT No.: 09-101	DATE: 01-23-09
SCALE: As Indicated	BY: ML
DRAWING No.: <b>A=101.00</b>	
CAD FILE No.: YV2009_008V09-101	3 OF 3

**1** SCALE  
1/8"=1'-0"

EXISTING FIRST FLOOR



## PUBLIC ASSEMBLY

## DINING ROOM

## OCCUPANT LOAD ANALYSIS

AREA OF DINING ROOM = 3,446.05 S.F.  
NET FLOOR AREA PER OCCUPANT AS PER TABLE 6-2 B.C. = 12 SF FOR F-4 OCCUPANCY (1968 CODE) EQUIVALENT TO A-2 FOOD & DRINK CONSUMPTION (NEW CODE). AS PER FACILITY THERE WILL BE NO MORE THAN 112 PERSONS AT ANY TIME.

3,446.05 / 12 = 287.17 ~ 288 PERSONS

## \* PROPOSED OCCUPANCY

AVAILABLE SEATS @ DINING AREA ALL TABLES

HAVE NON FIXED SEATS

25 TABLES (4 PERSONS) = 100 PERSONS

DINING STAFF = 12 PERSONS

TOTAL = 112 PERSONS

\* 112 PERSONS < 288 PERSONS OK.

B.C. 27-531 - VIEWING POSITIONS FOR PERSONS WHO USE WHEELCHAIRS.

CAPACITY FOR ASSEMBLY SPACE FROM 75 TO 100 PERSONS --- MIN. 4 VIEWING POSITIONS.

PROVIDED --- 4 VIEWING POSITIONS OK.

## \* EXIT ANALYSIS

PER TABLE 8-1

50 PERSONS PER UNIT OF WIDTH FROM ASSEMBLY SPACE

100 PERSONS PER UNIT OF WIDTH FROM SAFE AREA

60 PERSONS PER UNIT OF WIDTH TO STAIRS, ESCALATORS.

80 PERSONS PER UNIT OF WIDTH TO ALL OTHER EXITS

\* 1 EXIT UNIT OF WIDTH = 22'

DOOR #1 (TO SAFE AREA): W 5'-0" / 22' = 25 UNITS

25 UNITS X 50 PERSONS = 125 PERSONS

EXIT CLASS 1---NOT LESS THAN 40%

125 PERSONS X 40% = NOT LESS THAN 50 ~ 50 PERSONS

EXITING

DOOR #2 (TO STAIR): W 3'-4" / 22' = 15 UNITS

15 UNITS X 50 PERSONS = 75 PERSONS

EXIT CLASS 2---NOT LESS THAN 60%

75 PERSONS X 60% = NOT LESS THAN 45 PERSONS

EXITING

DOOR #3 (TO STAIR): W 3'-4" / 22' = 15 UNITS

15 UNITS X 50 PERSONS = 75 PERSONS

EXIT CLASS 2---NOT LESS THAN 60%

75 PERSONS X 60% = NOT LESS THAN 45 PERSONS

EXITING

DOOR #4 (TO STAIR): W 3'-4" / 22' = 15 UNITS

15 UNITS X 50 PERSONS = 75 PERSONS

EXIT CLASS 3---NOT MORE THAN 40%

75 PERSONS X 40% = NOT MORE THAN 30 PERSONS

EXITING

DOOR #5 (TO CORRIDOR): W 3'-0" / 22' = 16.5 UNITS

16.5 UNITS X 50 PERSONS = 82.5 ~ 81 PERSONS

EXIT CLASS 3---NOT MORE THAN 40%

81 PERSONS X 40% = NOT MORE THAN 32.4 ~ 32 PERSONS

EXITING

DOOR #6 (TO OUTSIDE): W 12'-0" / 22' = 6.54 UNITS

6.54 UNITS X 100 PERSONS = 654 PERSONS

EXIT CLASS 2---NOT MORE THAN 60%

654 PERSONS X 60% = NOT MORE THAN 392.4 ~ 392 PERSONS

EXITING

TOTAL EXIT CAPACITY

DOOR #1 = 50 PERSONS

DOOR #2 = 45 PERSONS

DOOR #3 = 45 PERSONS

DOOR #4 = 30 PERSONS

DOOR #5 = 32 PERSONS

DOOR #6 = 392 PERSONS

TOTAL = 544 PERSONS

\* 112 PERSONS < 544 PERSONS OK.

NOTE: NO PLACE OF ASSEMBLY SHALL BE LOCATED WITHIN 250 FT OF ANY OCCUPANCY CONTAINING EXPLOSIVE CONTENTS.

TRAVEL DISTANCE (TABLE 8-1)

ALLOWABLE TRAVEL DISTANCE IN PLACE OF ASSEMBLY COMPLETELY EQUIPPED WITH AUTOMATIC SPRINKLERS THE DISTANCE MAY BE INCREASED 50%

55' + 50% = 107.5' MAX. FOR PRIMARY PATH

125' + 50% = 187.5' MAX. FOR SECONDARY PATH

POINT "A"

PRIMARY TRAVEL DISTANCE

FIRST LEG: 20'-10"

SECOND LEG: 12'-5"

TOTAL = 32'-3"

32'-3" < 107'-0" MAX. OK

SECONDARY TRAVEL DISTANCE

FIRST LEG: 24'-3"

SECOND LEG: 31'-3"

TOTAL = 55'-6"

55'-6" < 187'-6" MAX. OK

24'-3" (FIRST LEG) + 31'-3" (SECOND LEG) =

55'-6" < 187'-6" MAX. OK

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STAIR #1: W 3'-10" / 22' = 2.1 UNITS

2 UNITS X 60 PERSONS = 120 PERSONS

STAIR #2: W 3'-10" / 22' = 2.1 UNITS

2 UNITS X 60 PERSONS = 120 PERSONS

STAIR #3: W 3'-10" / 22' = 2.1 UNITS

2 UNITS X 60 PERSONS = 120 PERSONS

TOTAL EXIT CAPACITY

STAIR #1 = 120 PERSONS

STAIR #2 = 120 PERSONS

STAIR #3 = 120 PERSONS

TOTAL = 360 PERSONS

\* 112 PERSONS < 360 PERSONS OK.

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