

EAST FLATBUSH WAREHOUSE FOR SALE

PERFECT CONTRACTOR'S BUILDING • IMMACULATE CONDITION



PROPERTY INFORMATION

Building SqFt	5000 SqFt
Building Dimensions	50'x100'
Block & Lot	5023/43
Zoning	M1-1
Use Group	16
RE Taxes	\$28,246

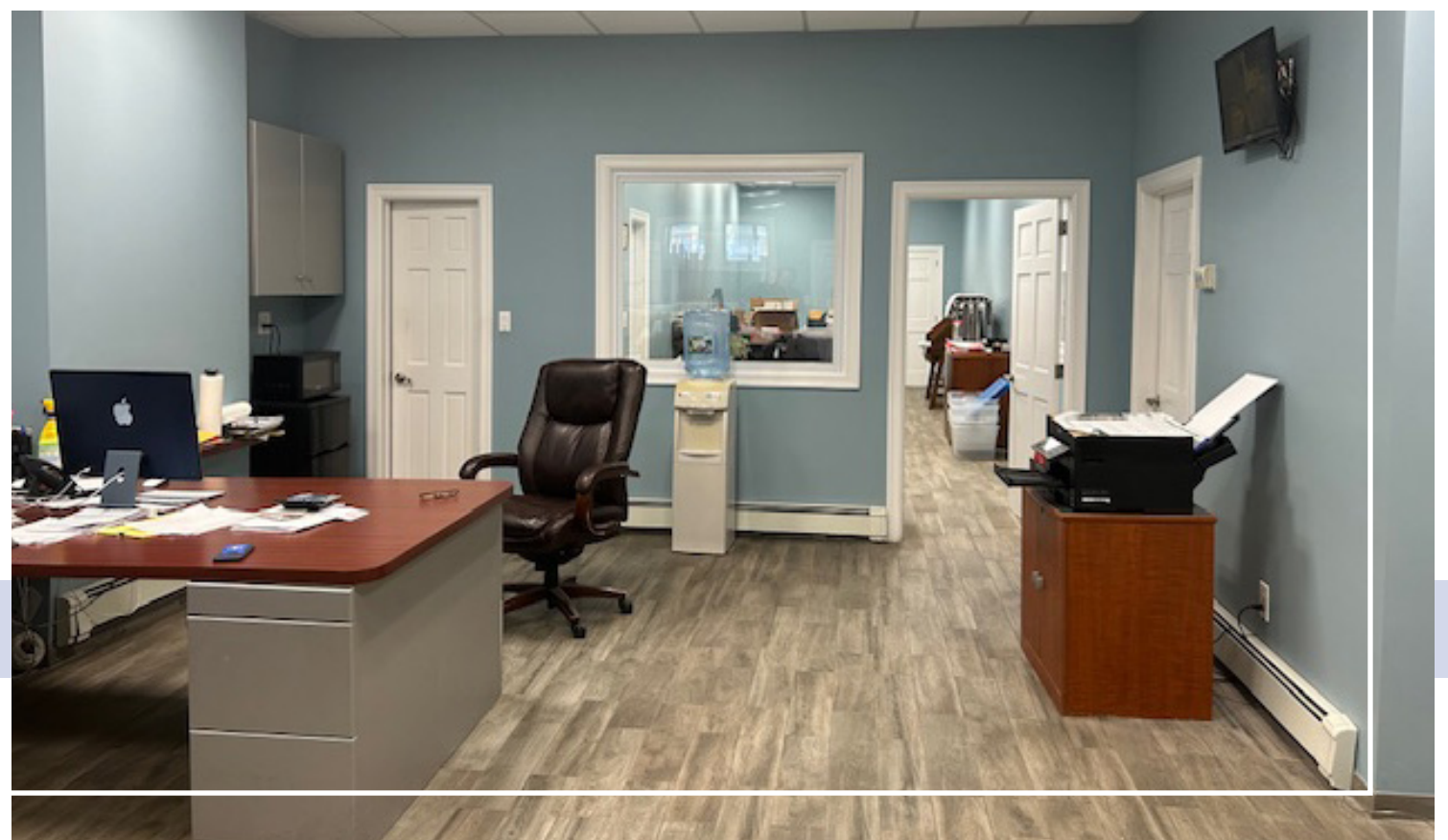
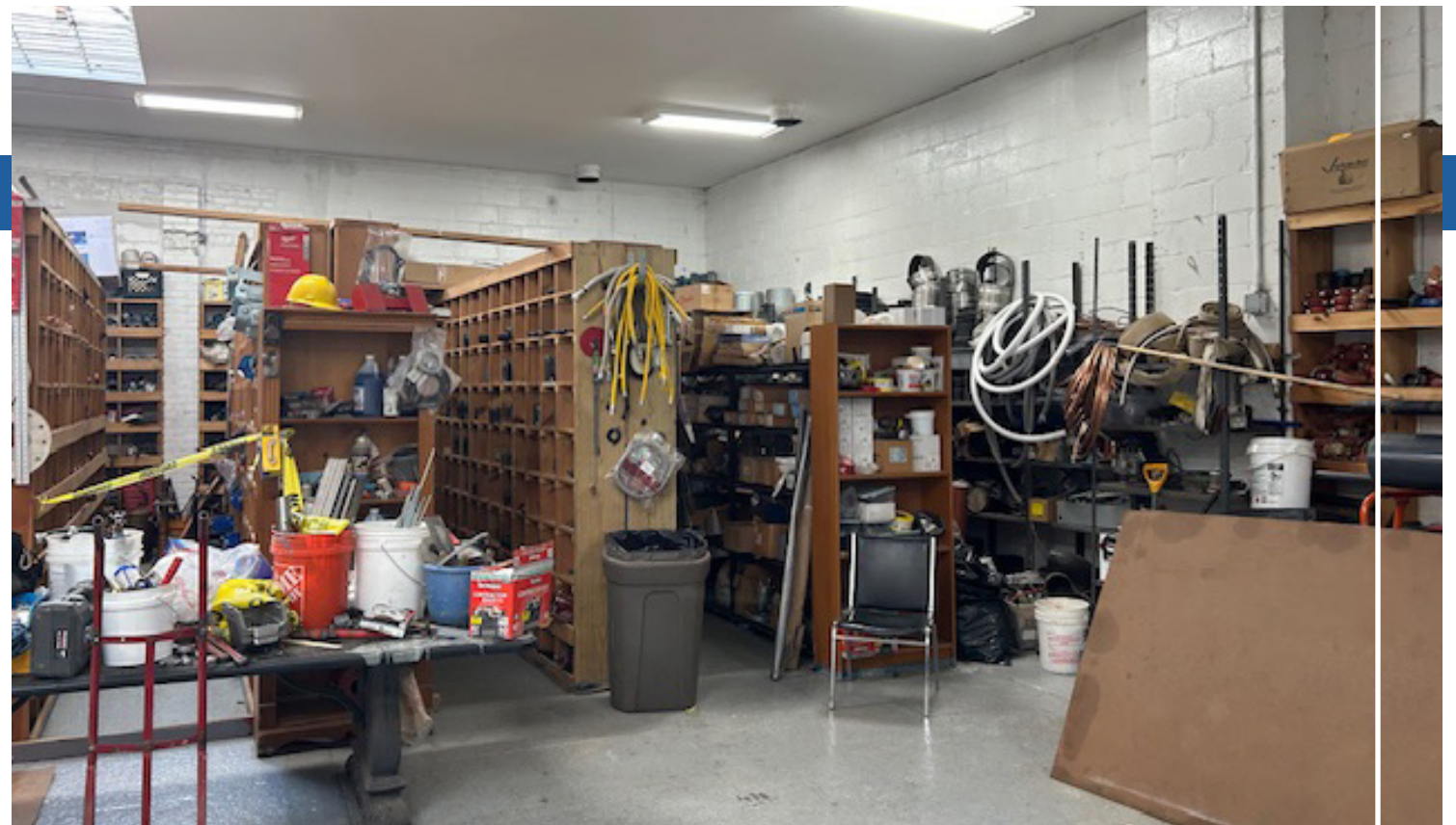
BUILDING FEATURES

Ceiling Height	14'
Loading	1 Drive in
Heat	Gas Blowers
Electric	Three Phase

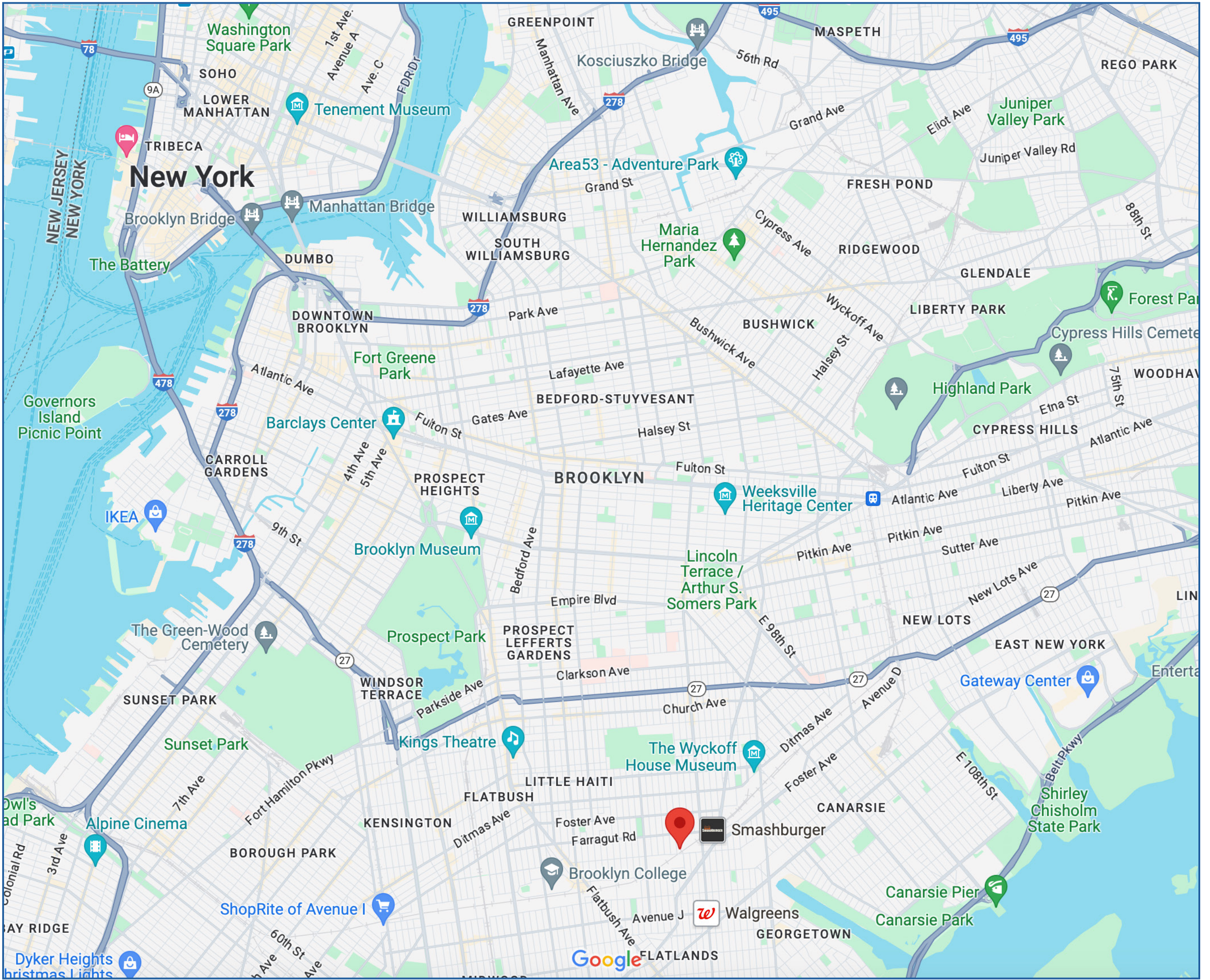
OFFICES

Size	1,000 SqFt
Heating/Cooling	HVAC
Block & Lot	5023/43
Radiant Heated Floors	Yes
Bathroom/Kitchenette	Yes

Sale Price: \$2,300,000



TRANSPORTATION BY CAR OR TRAIN

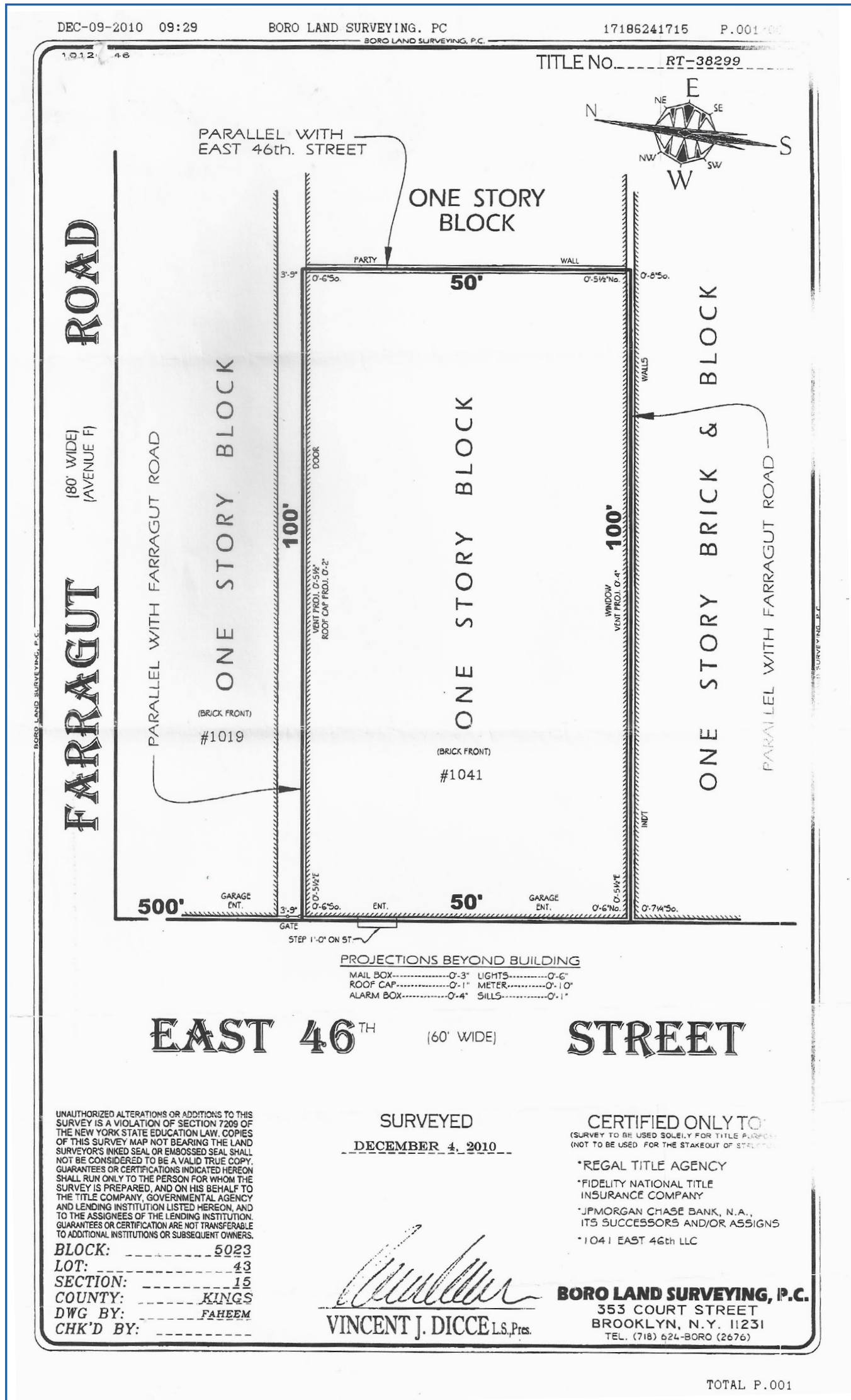


KEY TRANSPORTATION

- 20 minute walk to the subway, 5 train
- 30 minutes by car to I-278 (BQE)
- 9 minutes by car to 27 (Prospect Expy)
- 19 minutes by car to Belt Parkway

PROPERTY TAX MAP





THE CITY OF NEW YORK
 HOUSING AND DEVELOPMENT ADMINISTRATION
 DEPARTMENT OF BUILDINGS
CERTIFICATE OF OCCUPANCY

BOROUGH Brooklyn DATE APR 10 1974 NO. 210522

This certificate supersedes C.O. No. 190960 ZONING DISTRICT M-1
 THIS CERTIFIES that the ~~same~~ altered ~~same~~ building premises located at Block 5023 Lot 43
1041/1043 East 46th Street

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 HEREIN

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LB. PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
1st	On ground	20	-	-	15	-	Automobile Repair Shop (accessory welding, burning & spraying)
TOTAL: As Stated Above (Old Code)							
Performance standards for an M1 use to be complied with							

OPEN SPACE USES _____ (SPECIFY—PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED

THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER REGULATIONS, CONDITIONS AND SPECIFICATIONS NOTED ON THE REVERSE SIDE.

Philip E. Olin
 BOROUGH SUPERINTENDENT

JEREMIAH T. WALSH
 COMMISSIONER

OFFICE COPY—DEPARTMENT OF BUILDINGS

Listed subject to errors, omissions, change of price or other conditions, prior sale, rent and withdrawal without notice.
 Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

