



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR SALE



1796 LINDEN BLVD.

BROOKLYN NY 11207


25,640 BSF Residential Development on Major Thoroughfare Linden Blvd.

Currently Operated as a Tire Shop with Auto Related CO on a High Visibility Area.

Auto and Tire Shop Available for Sale.


Type


Residential Development / Auto Use

SQUARE FOOT
 **11,148** ^{SF LOT}
3,109 ^{SF EXISTING}
AUTO RELATED SHOP

LOADING
 **1** DRIVE-IN DOORS

 ZONING
R6

PARCEL ID
 **4317**
BLOCK

 **11, 12, 13,
51, 52,
53, 54**
LOTS

PRICE

Upon Request

718-784-8282 / PINNACLERENY.COM

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

PICTURES



EXTERIOR



DRIVE-IN



INTERIOR

PICTURES



No. 68525

DUPLICATE

OFFICE OF THE PRESIDENT OF THE BOARD OF BROOKLYN
BUREAU OF BUILDINGS
CERTIFICATE OF OCCUPANCY
(Issued Pursuant to Article 1, Section 5, Building Code)

BROOKLYN, N. Y., Sept 26 1932

OWNER Sam Pollock
ARCHITECT George S. Sindenblitt

This is to certify that the ALTERED BUILDING 1796/1802
737 1/2 Williams Ave. E.P. 14-970 Located at London Parkway
has been COMPLETED substantially according to the approved plans and specifications and the require-
ments of the BUILDING CODE, and PERMISSION is hereby granted for the OCCUPANCY of said
building for the following purposes:
This certificate supersedes all previously issued certificates.

STORY	LIVE LOADS LBS. PER SQ. FT.	PERSONS ACCOMMODATED			Use
		MALE	FEMALE	TOTAL	
First Story					<p><u>AUTO LAUNDRY & REPAIRING</u> <u>BATTERY CHARGING</u> <u>AUTO PAINTING & UPHOLSTERY</u></p> <p><u>OCCUPANCY NOT TO VIOLATE</u> <u>SECTION 4-B OF THE</u> <u>BUILDING ZONE RESOLUTION</u></p> <p><u>NOT MORE THAN FIVE (5) CARS</u> <u>ON PREMISES AT ANY TIME</u></p>
Second					
Third					
Fourth					
Fifth					
Sixth					
Seventh					
Eighth					
Ninth					
Tenth					

Number of Buildings One (1)
Permit No. 2019 32
Work Completed CONSTRUCTION 9/26/32
PLUMBING NONE

V.P. Flanagan
Per [Signature]

STATE OF NEW YORK

true copy of a record in the custody of
The Department of Buildings of the City
of New York.
2/8/73
Date Certifying Officer

ACCESSIBILITY

Ideally Positioned



KEY DISTANCES



BY SUBWAY

1	PROSPECT PARK	41 MIN
2	BROOKLYN COLLEGE	54 MIN

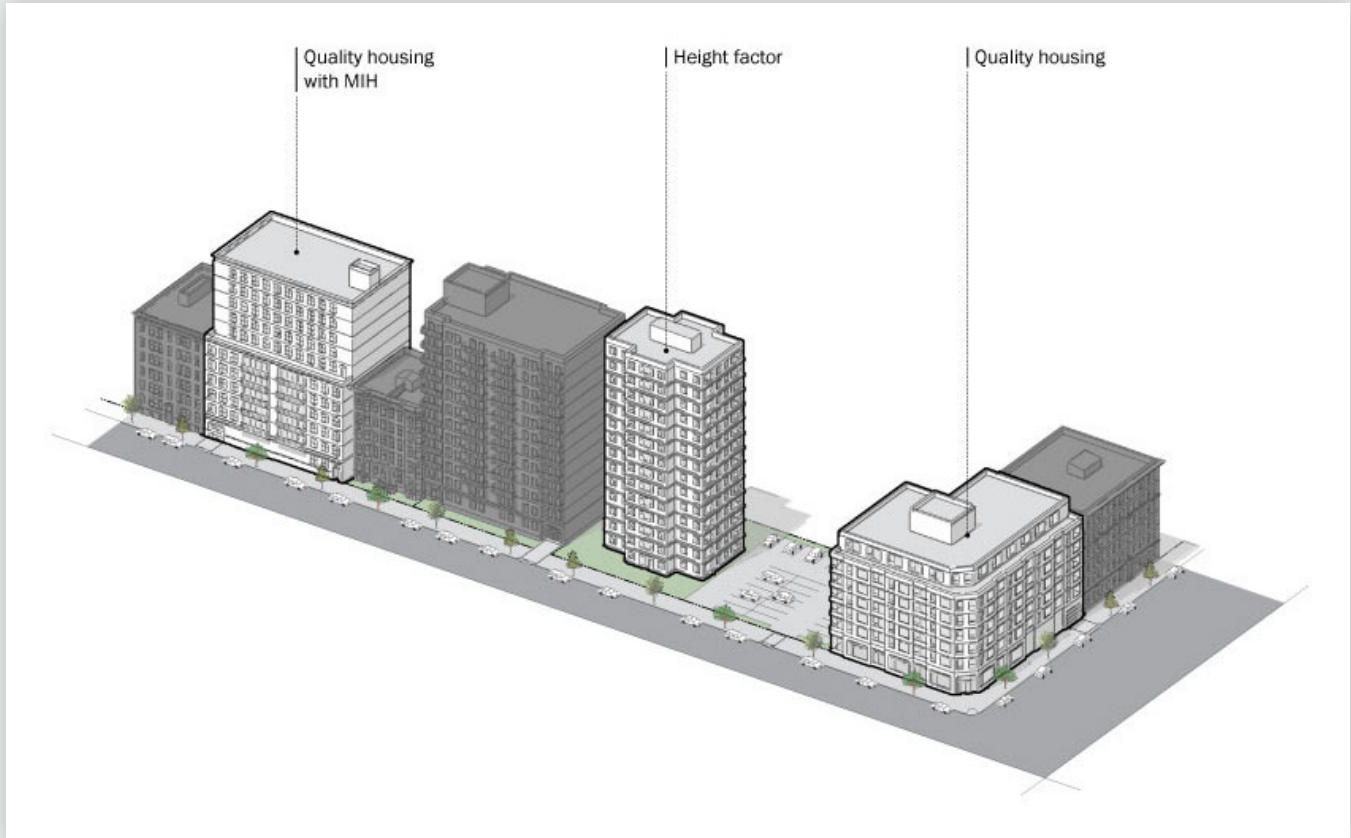


BY CAR

3	JFK AIRPORT	24 MIN
4	LAGUARDIA AIRPORT	31 MIN
5	BELT PKWY	13 MIN

Residence District: R6

R6 zoning districts are widely mapped in built-up, medium-density areas in Brooklyn, Queens and the Bronx. The character of R6 districts can range from neighborhoods with a diverse mix of building types and heights to large-scale “tower in the park” developments such as Ravenswood in Queens and Homecrest in Brooklyn. Developers can choose between two sets of bulk regulations. Standard height factor regulations, introduced in 1961, produce small multi-family buildings on small zoning lots and, on larger lots, tall buildings that are set back from the street. Optional Quality Housing regulations produce high lot coverage buildings within height limits that often reflect the scale of older, pre-1961 apartment buildings in the neighborhood.



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FOR MORE INFORMATION ABOUT THIS
PROPERTY CONTACT EXCLUSIVE AGENT:



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