

# SPACE FOR LEASE

4602 AVENUE D, BROOKLYN NY 11203



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

# PROPERTY DETAILS

**LOT SIZE: 120 FT X 100 FT**

**BUILDING SIZE: 8,000 SF**

**BASEMENT SIZE: 8,000 SF**

**FULLY SPRINKLED**

**PARKING AND REAR YARD**

**RENTAL RATE : UPON REQUEST**



**NEIGHBORHOOD**  
EAST FLATBUSH



**BLOCK & LOT**  
4980-0001



**ZONING**  
R4, C1-2

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# LOCATION OVERVIEW



## TRANSPORTATION

B8

B46

Walk Score  
**79**

Transit Score  
**80**

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# SATELLITE PHOTO



SCHENECTADY AVE

AVENUE D

EAST 46TH ST

# CERTIFICATE OF OCCUPANCY

NO. \_\_\_\_\_  
Date \_\_\_\_\_

## CERTIFICATE OF OCCUPANCY

(Standard form adopted by the Board of Standards and Appeals and issued pursuant to Section 646 of the New York Charter, and Sections C-26-181.0 to C-26-187.0 inclusive Administrative Code 2.13.1. to 2.13.7. Building Code.)

This certificate supersedes C. O. No. \_\_\_\_\_

To the owner or owners of the building or premises:

THIS CERTIFIES that the new ~~altered~~ ~~existing~~ building premises located at  
**798-813 East 46th Street**  
**4602-4612 Avenue D W/E Cor. of East 46th Street** Block **4980** Lot **1,3,4,5,6**

conforms substantially to the approved plans and specifications, and to the requirements of the 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.

N.B.M.C. No. **288/51** Construction classification **Non-Fireproof**

Occupancy classification **Super Market** Height **1** stories, **16** feet.

Date of completion **Const. 12-12-51** Located in **Business** Use District.

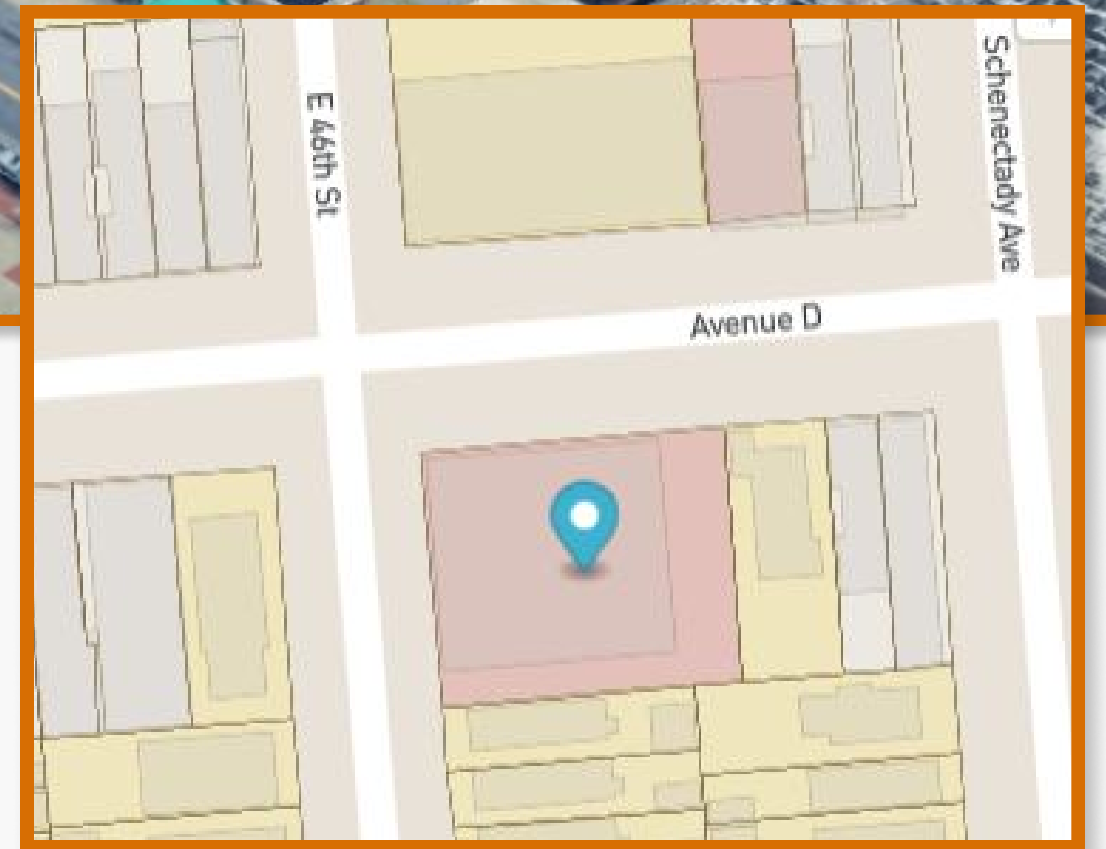
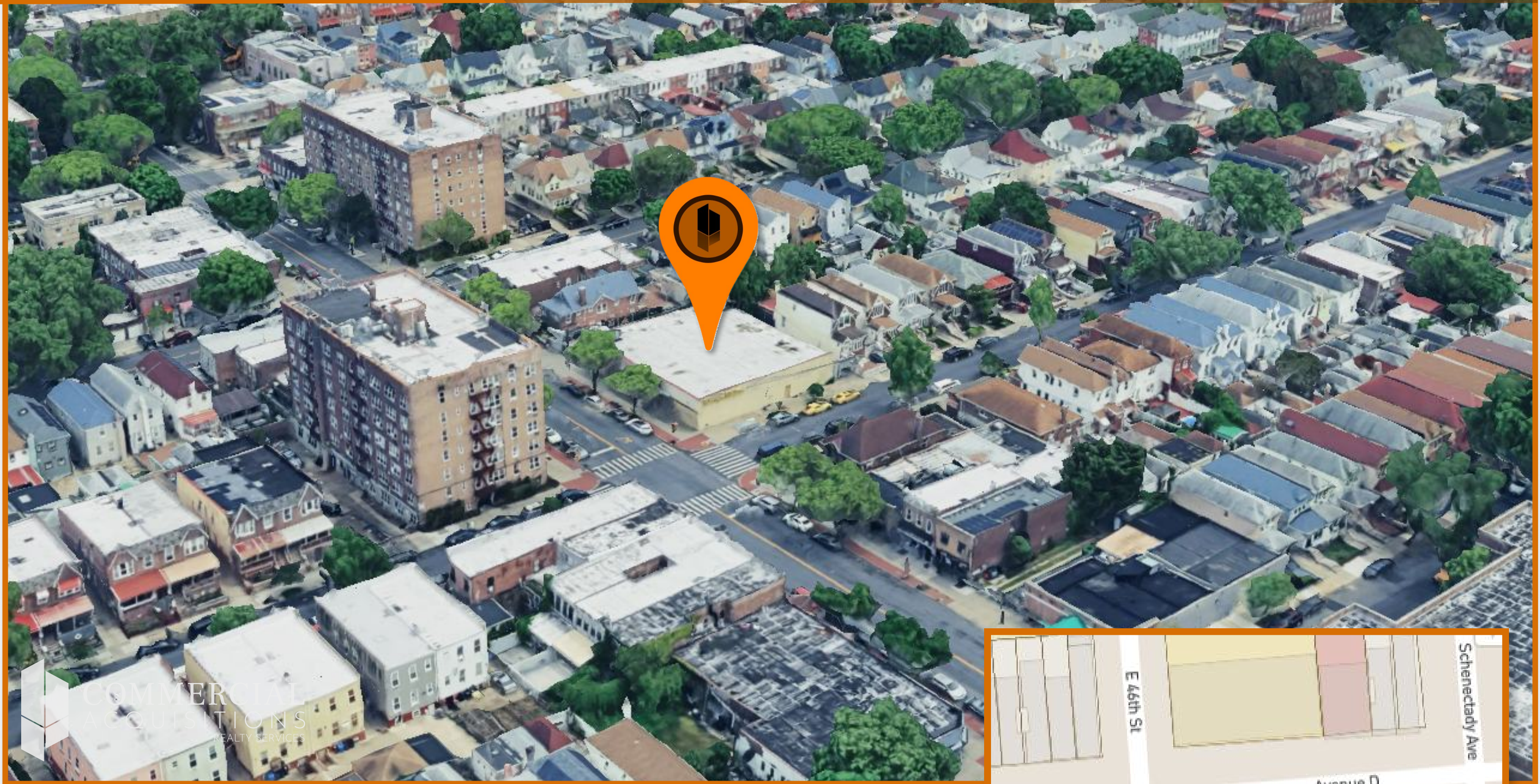
**G. Area** **S.D. 12-13-51** Height Zone at time of issuance of permit

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions 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	
Cellar	Ground	5	-	5	Boiler room and Storage
First	100	-	-	250	Super Market
<b>TOTAL: Super Market</b>					

# CONTACT US



## **CONTACT EXCLUSIVE BROKER**



**DENIS ABAYEV**  
**CELL: 718.954.1363**  
**DENIS@COMMERCIALACQ.COM**

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