

# WAREHOUSE FOR SALE

## 2435 MCDONALD AVE

Gravesend, Brooklyn, NY 11223



COMMERCIAL  
ACQUISITIONS  
REALTY SERVICES



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# SPACE DETAILS

## SIZE

6,000 SF

## BUILDING DIMENSIONS

40ft X 150ft

## ZONE

C8-1

## BLOCK & LOT

07150-0041

## TAXES

\$37,169

**PRICE:** 2,699,000

## NEIGHBORHOOD

Gravesend

## OVERVIEW

- 14FT Ceilings
- 500 SF Office within

## NEIGHBORING TENANTS

- Walgreens
- Dunkin' Donuts
- Santander Bank
- Chase Bank

## TRANSPORTATION



## Revenue:

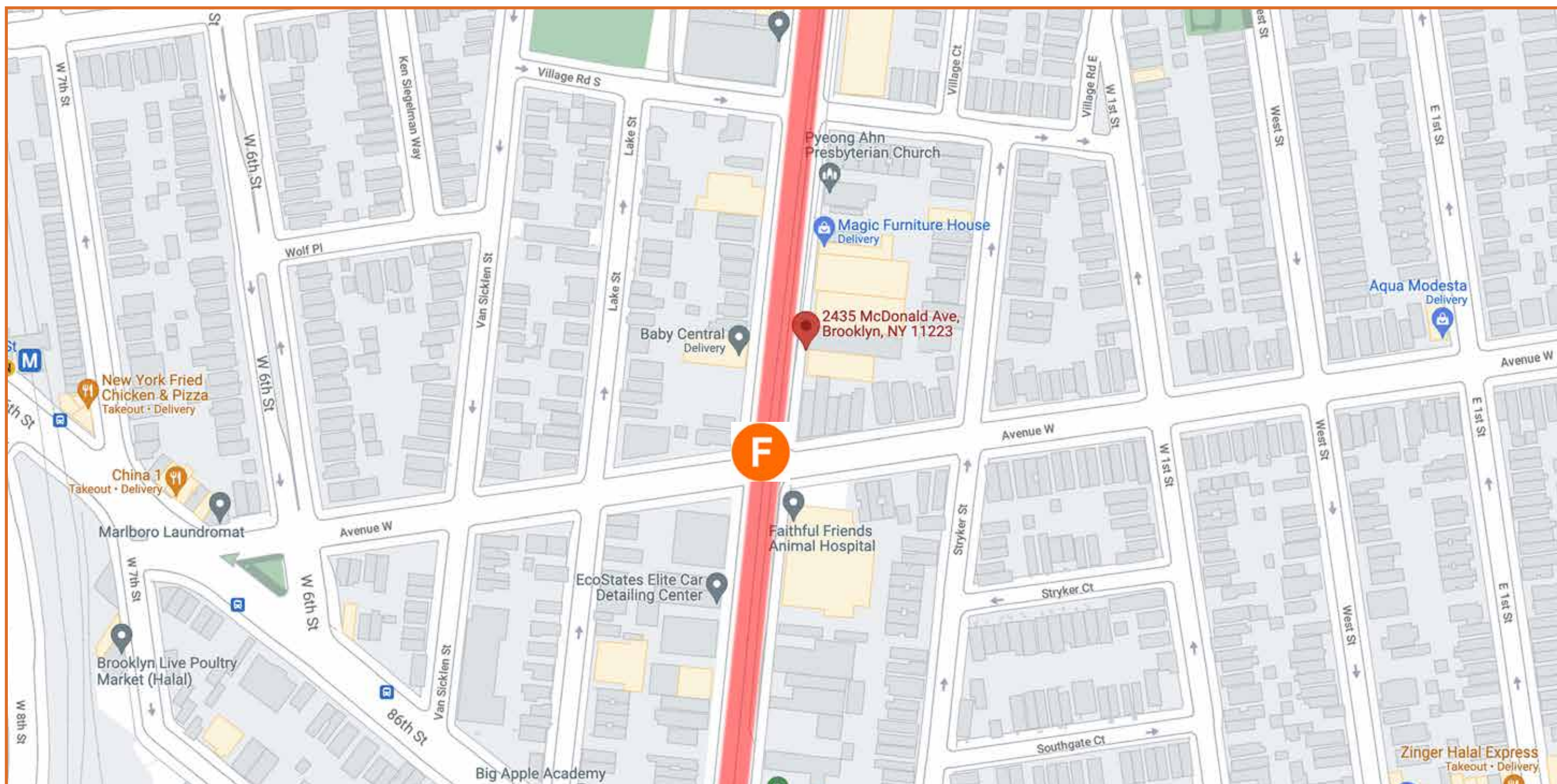
Gross Monthly Income	\$13,000
Gross Annual Income	\$156,000

## Expenses:

Annual Taxes	\$37,169
Annual Insurance	\$5,000
<b>Total Expenses:</b>	<b>\$42,169</b>

Gross Annual Income	\$156,000
Less Expenses	- \$42,169

**Net Operating Income \$113,831**



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# CERTIFICATE OF OCCUPANCY

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

ADDRESS: 101-20 107th ST. DATE: 10/20/1979 NO. 2117722

THIS CERTIFICATE IS ISSUED AS A MATTER OF PUBLIC RECORD TO THE APPLICANT FOR THE PROPERTY DESCRIBED ABOVE AND IS VALID FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN.

**PERMISSIBLE USE AND OCCUPANCY**

USE	FLOOR AREA (SQ. FT.)	PERCENTAGE OF FLOOR AREA	PERCENTAGE OF TOTAL FLOOR AREA	PERCENTAGE OF TOTAL FLOOR AREA	PERCENTAGE OF TOTAL FLOOR AREA	PERCENTAGE OF TOTAL FLOOR AREA	DESCRIPTION OF USE
1st	Ground	100					Warehouse, Open-Air Storage, Loading or Unloading, Shipping or Receiving, Unloading and Loading Space and Parking for One (1) Motor Vehicle.
Portion of rear yard	Ground						Accessory storage of freights (see application).
		Total:		As Shaded Above			
				44-100			

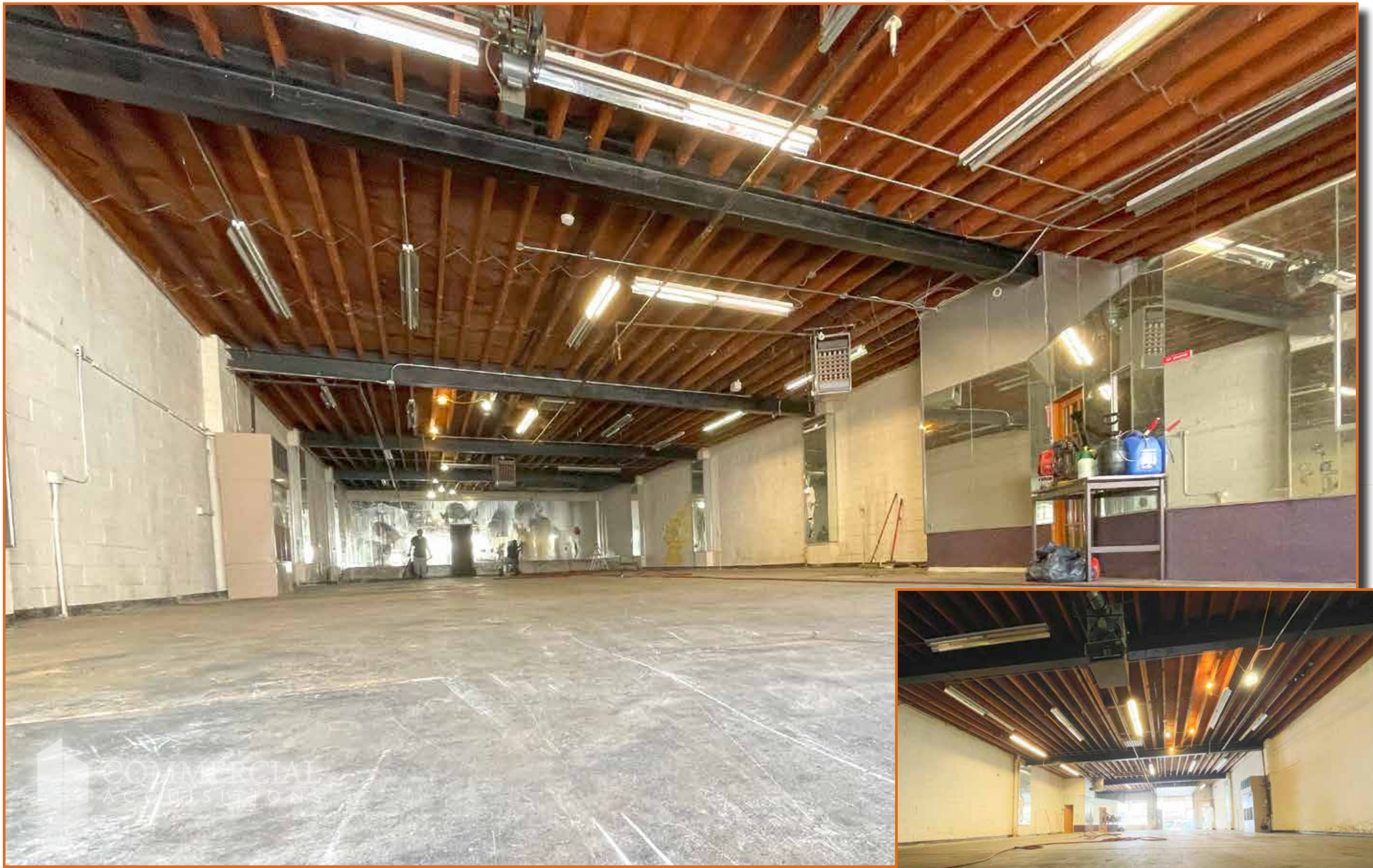
NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS A NEW APPLICABLE CERTIFICATE OF OCCUPANCY IS OBTAINED.

OFFICE COPY—DEPARTMENT OF BUILDINGS

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## SPACE PICTURES



**VADIM ATBASHYAN**  
**OFFICE. 718.517.8700**  
**CELL. 516.852.1601**

 **@CAREALTYINC**

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

**2500 CONEY ISLAND AVENUE, 2ND FLOOR, BROOKLYN, NY 11223 | 📞 718.513.1889 | ✉️ VADIM@COMMERCIALACQ.COM | COMMERCIALACQ.COM**

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