

WAREHOUSE FOR SALE

2299 MCDONALD AVE, BROOKLYN, NY 11223



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

PROPERTY DETAILS

LOCATION INFO

BETWEEN AVE U AND AVE W

NEIGHBORHOOD

GRAVESEND/ BROOKLYN

SIZE

**BUILDING: 9000 SF +
PARKING**

LOT: 52' X 213'

PROPERTY TAX

\$50,813

ASKING PRICE

\$5,499,000.00

BLOCK & LOT

07125-0066

ZONING

R4, M1-1, 0P

COMMENTS

- **51' FRONTAGE ON MCDONALD AVE**
- **14' CEILING**
- **MULTIPLE DRIVE IN GATES**
- **FRONT AND SIDE YARD PARKING**
- **IDEAL FOR OWNER USER**

TRANSPORTATION

B3

F

N

Walk Score
93

Transit Score
93

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LOCATION OVERVIEW



2299 MCDONALD AVE, BROOKLYN, NY 11223



NEIGHBORHOOD
GRAVESEND



BLOCK & LOT
07125-0066



ZONING
R4, M1-1, OP

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PROPERTY PHOTOS



PROPERTY PHOTOS



CERTIFICATE OF OCCUPANCY

DEPARTMENT OF BUILDINGS

City **BOROUGH OF Brooklyn**, THE CITY OF NEW YORK

Date **OCT 13 1963** No. **185481**

CERTIFICATE OF OCCUPANCY

NO CHANGES OF USE OR OCCUPANCY NOT CONSISTENT WITH THIS CERTIFICATE SHALL BE MADE UNLESS FIRST APPROVED BY THE BOROUGH SUPERINTENDENT

This certificate supersedes C. O. No. _____

THIS CERTIFIES that the ~~new~~ altered ~~existing~~ building premises located at **2299-2305 McDonald Avenue** Block **7125** Lot **66**

That the zoning lot and premises above referred to are situated, bounded and described as follows:

BEGINNING at a point on the **east** side of **McDonald Avenue**
 distant **100** feet **south** from the corner formed by the intersection of
McDonald Avenue and **Village Road North**
 running thence **east 213'** feet; thence **south 57.27** feet;
 thence **west 213.07** feet; thence **north 51.54** feet;
 running thence _____ feet; thence _____ feet;

to the point or place of beginning, conforms substantially to the approved plans and specifications, and to the requirements of the Building Code, the Zoning Resolution and all other laws and ordinances, and of the rules 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.Y.C.~~ Ord. No. **1903-1963** Construction classification— **nonfireproof**
 Occupancy classification— **Billiard Parlor** Height **1** stories, **14** feet.
 Date of completion— **const. 10-17-63** Located in **M 1 - 1 and B 3 - 1** Zoning District.
 at time of issuance of permit. **plumb. 10-15-63**

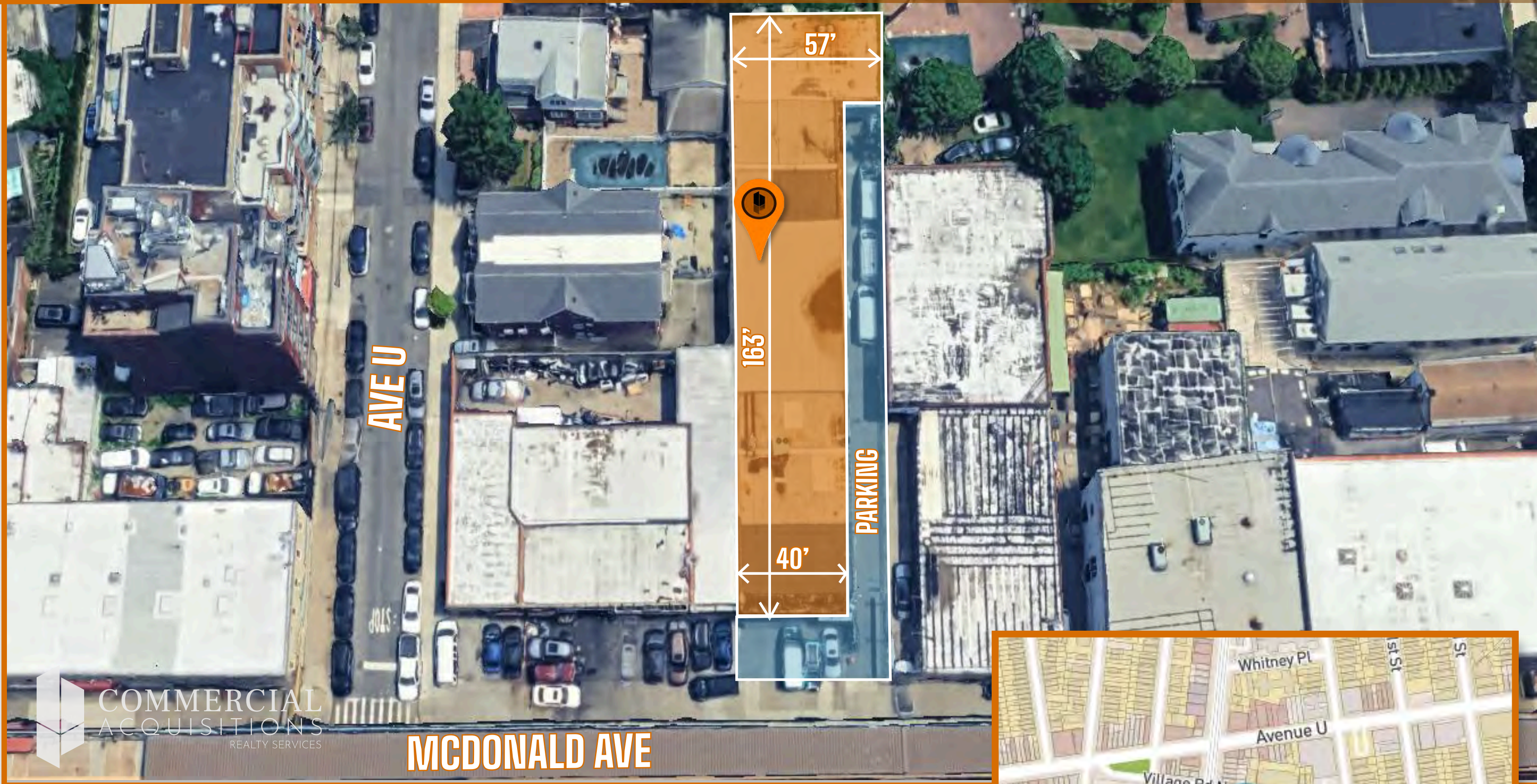
This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals: _____ } (Calendar numbers to be inserted here)
 and The City Planning Commission: _____

PERMISSIBLE USE AND OCCUPANCY

Off-Street Parking Spaces _____
 Off-Street Loading Berths _____

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED	USE
First	on ground	360	billiard parlor - Use Group 8
TOTAL:- AS STATED ABOVE			
FIRE DEPARTMENT: APPROVED #C688156 ISSUED OCTOBER 1, 1963 - (fuel oil)			

CONTACT US



CONTACT EXCLUSIVE BROKER



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ARSEN@COMMERCIALACQ.COM

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