

RETAIL SPACE FOR LEASE

2455 MCDONALD AVENUE

BROOKLYN, NY 11223



COMMERCIAL
ACQUISITIONS
REALTY SERVICES



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

PROPERTY DETAILS

LOCATION INFO

MCDONALD AVE & AVE W

BLOCK & LOT

07173-0001

AVAILABLE SIZE

1,600 SF

BASE RENT

MODIFIED GROSS
\$4,900/MONTH

NEIGHBORHOOD

GRAVESEND

ZONING

M1-1, OP

COMMENTS

- RETAIL STORE WITH GLASS FRONT
- HIGH CEILINGS
- CENTRAL A/C
- GREAT BRANDING OPPORTUNITY
- PREVIOUSLY USED AS A GYM
- 20 FT OF FRONTAGE ON MCDONALD AVENUE

TRANSPORTATION

B1

B3

B4

F

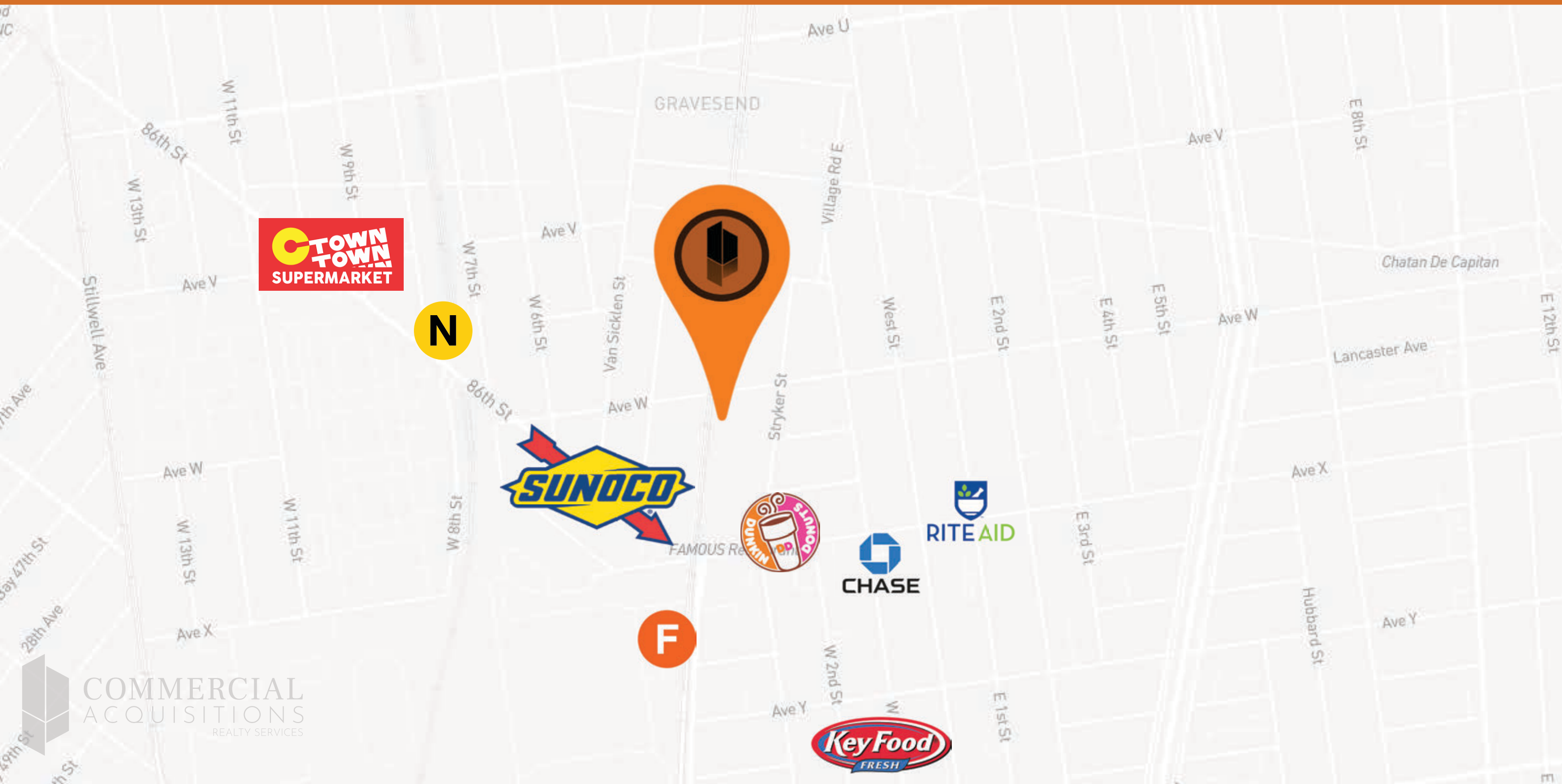
N

Walk Score
94

Transit Score
82

NEIGHBORHOOD TENANTS

- CHASE BANK
- DUNKIN'
- RITE AID
- SUNOCO
- KEYFOOD
- C-TOWN
- AUTO SHOPS
- CAR WASH



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Certificate of Occupancy

CO Number: 320087589F

This certifies that the premises described herein 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. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

A.	Borough: Brooklyn	Block Number: 07173	Certificate Type: Final
	Address: 2455 MCDONALD AVENUE	Lot Number(s): 1	Effective Date: 07/31/2012
	Building Identification Number (BIN): 3194370	Building Type: Altered	
This building is subject to this Building Code: Prior to 1968 Code			
<i>For zoning lot metes & bounds, please see BISWeb.</i>			
B.	Construction classification: 3	(Prior to 1968 Code designation)	
	Building Occupancy Group classification: M	(2008 Code)	
	Multiple Dwelling Law Classification: None		
No. of stories: 2	Height in feet: 30	No. of dwelling units: 0	
C.	Fire Protection Equipment: None associated with this filing.		
D.	Type and number of open spaces: None associated with this filing.		
E.	This Certificate is issued with the following legal limitations: None		
Borough Comments: None			

Permissible Use and Occupancy

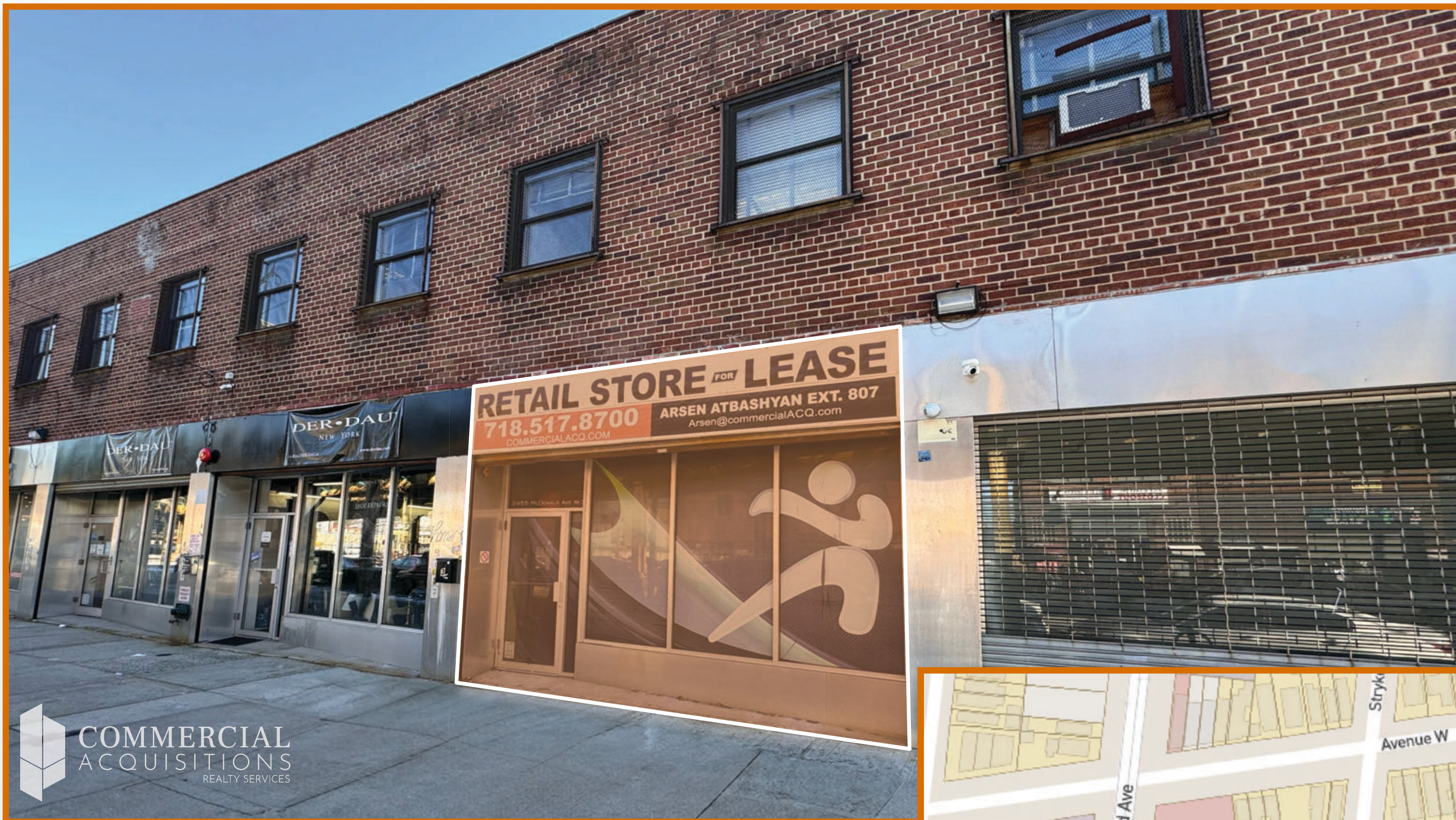
All Building Code occupancy group designations below are 2008 designations.

Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL	80	OG	M		17B	CLOTHING MANUFACTURING
CEL		OG	M		17B	ORDINARY USE
OS P		OG	M			TWO OFF-STREET ACCESSORY LOADING BERTHS
001 001 20	120		M		17B	CLOTHING MANUFACTURING
002 002 34	120		M		6B	BUSINESS OFFICES
002 002 85	120		M		17	COSTUME JEWELRY MANUFACTURE

PERFORMANCE STANDARDS APPLICABLE TO AN M1 DISTRICT TO BE FULLY COMPLIED WITH

END OF SECTION

2455 MCDONALD AVENUE



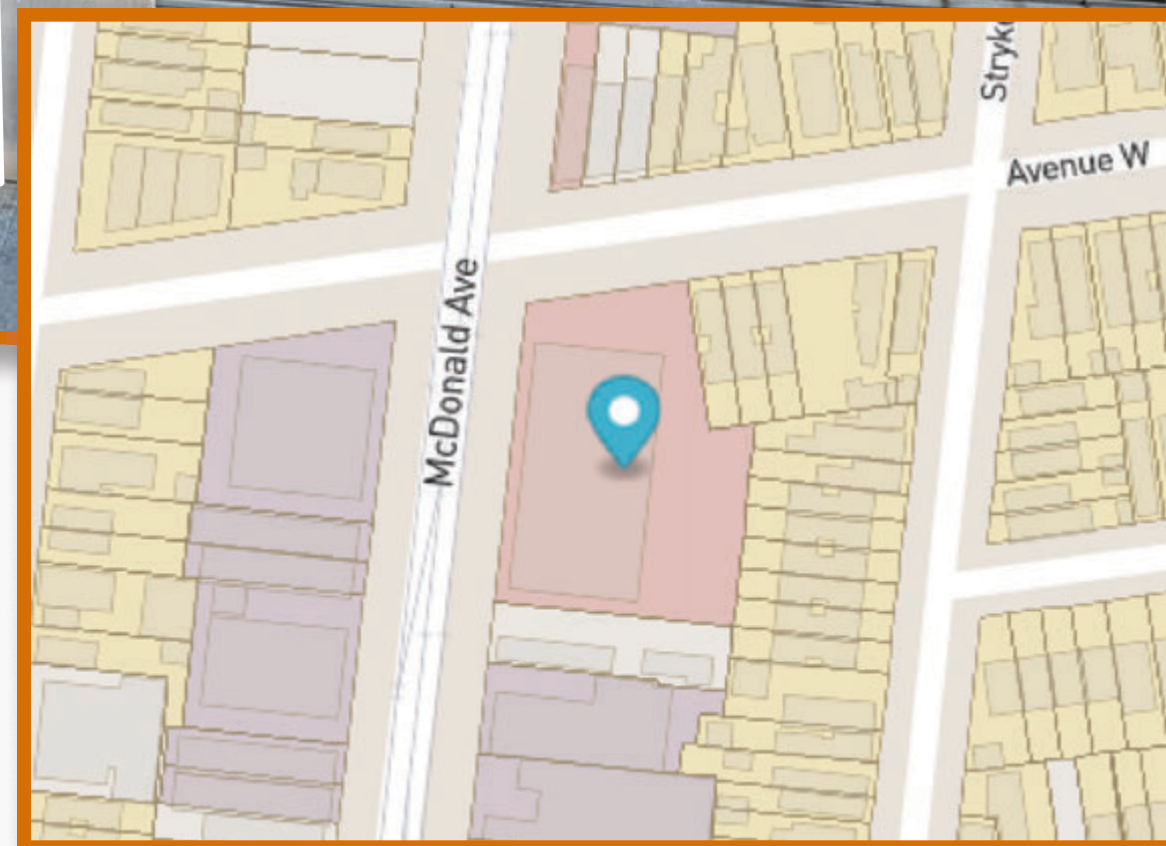
CONTACT EXCLUSIVE BROKER



ARSEN ATBASHYAN

CELL: 917.939.3760

ARSEN@COMMERCIALACQ.COM



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

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