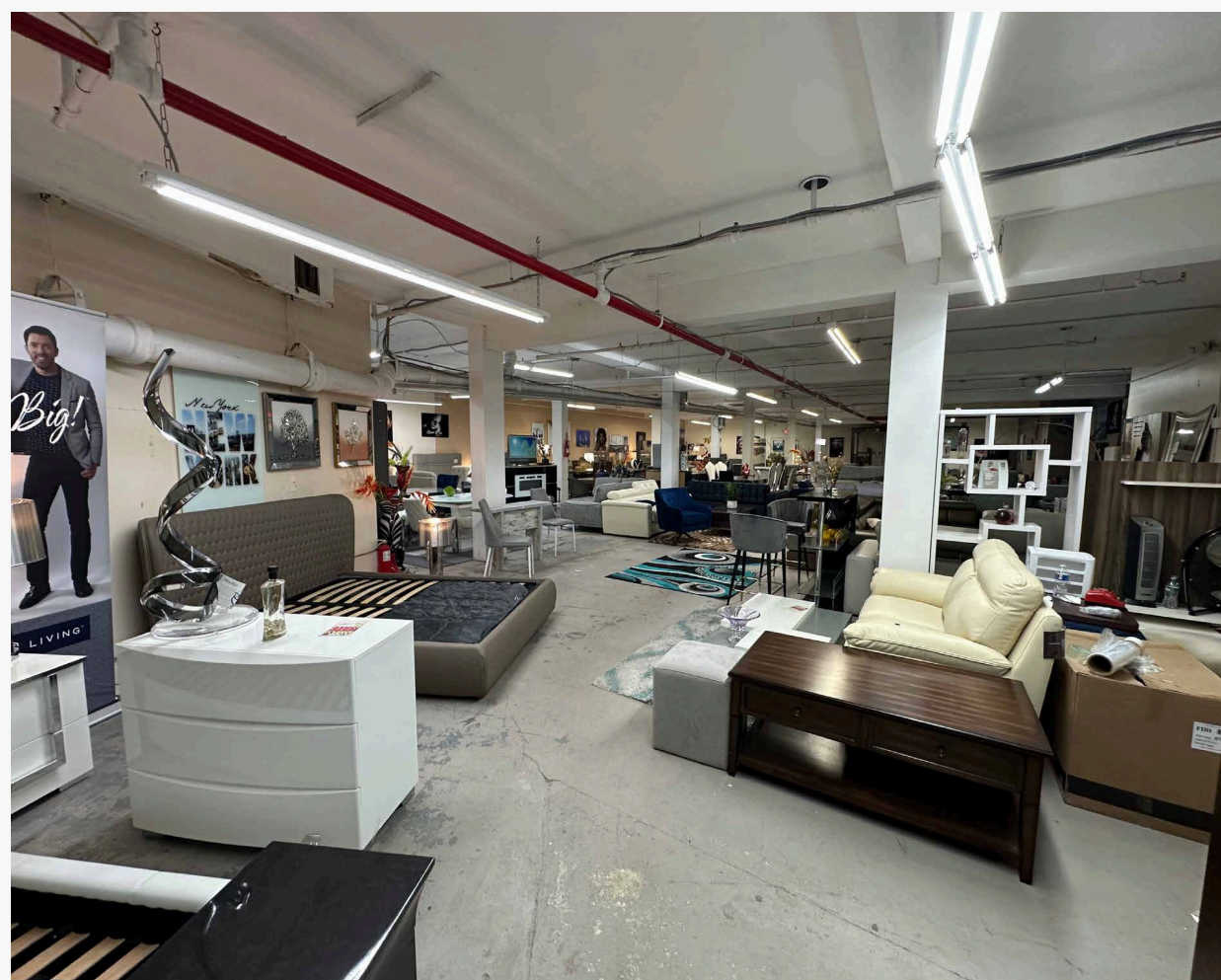
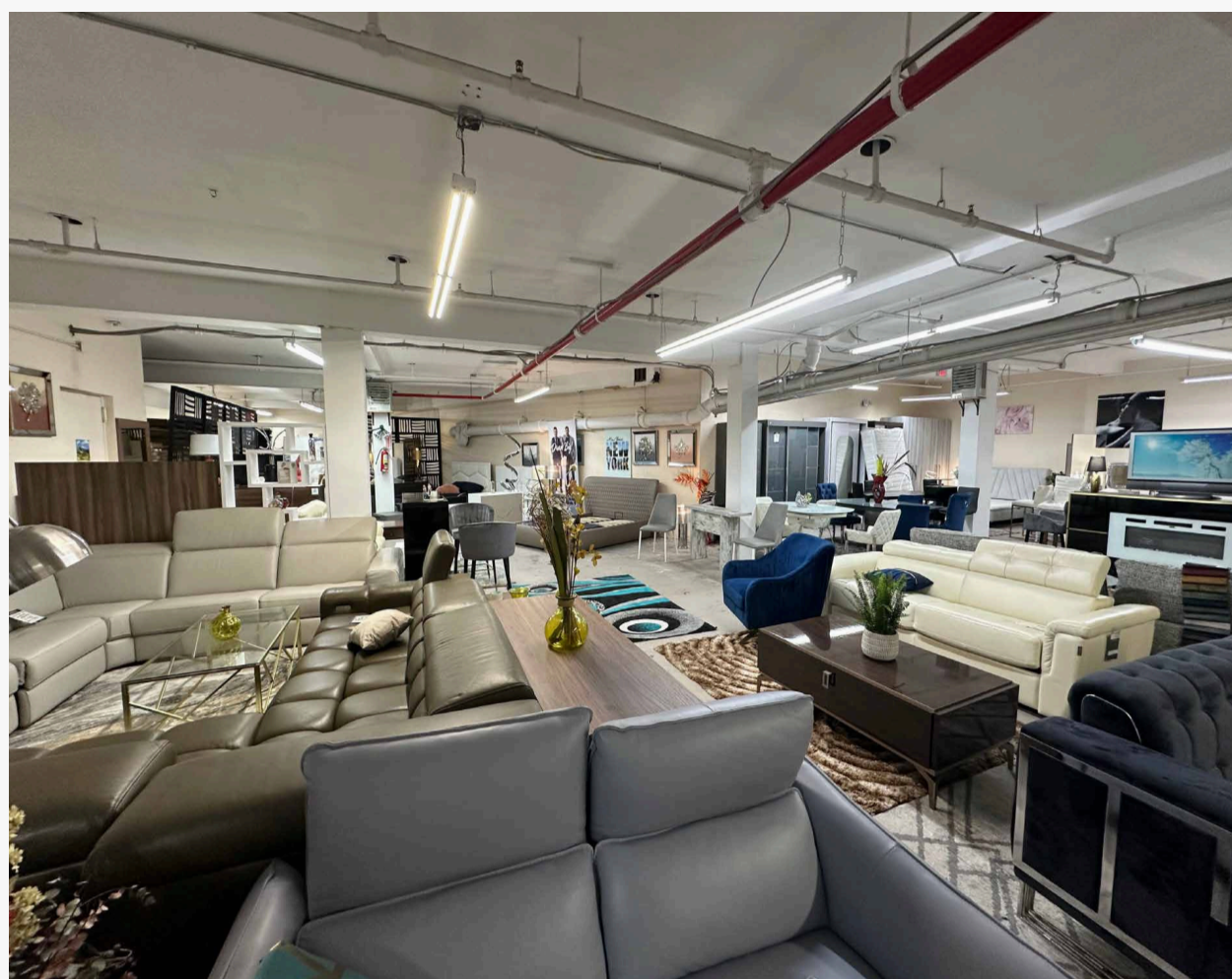
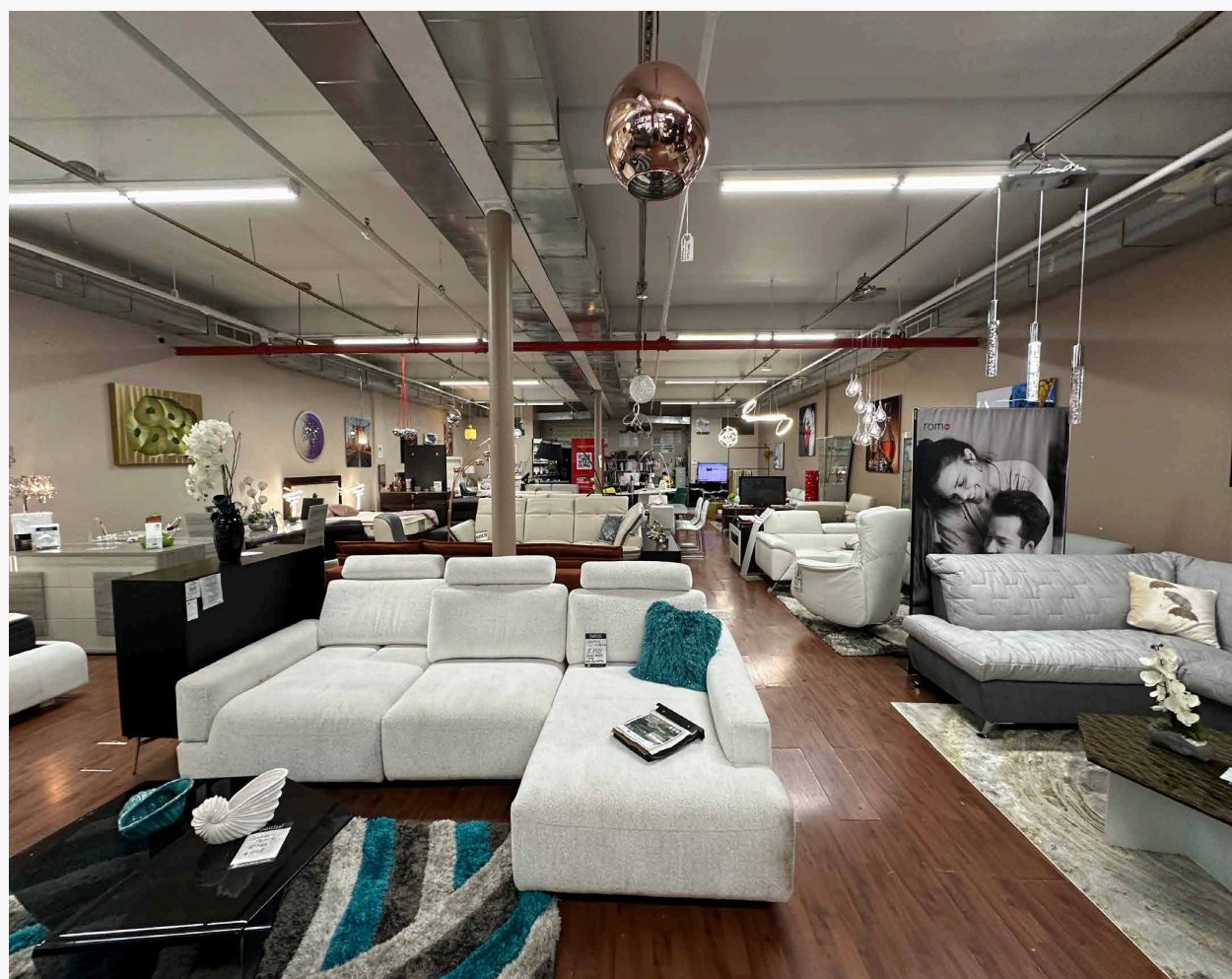




2455 MCDONALD AVE, 1ST FL, BROOKLYN, NY 11223



PROPERTY DETAILS

LOCATION INFO

CORNER OF AVE W &
MCDONALD AVE

NEIGHBORHOOD

GRAVESEND

BLOCK & LOT

07173-0001

ZONING

M1-1, OP

SIZE

4,000 SF
+ 7,000 SF BASEMENT
SPACE AVAILABLE

ASKING PRICE

\$11,000/M

GROUND FLOOR ONLY

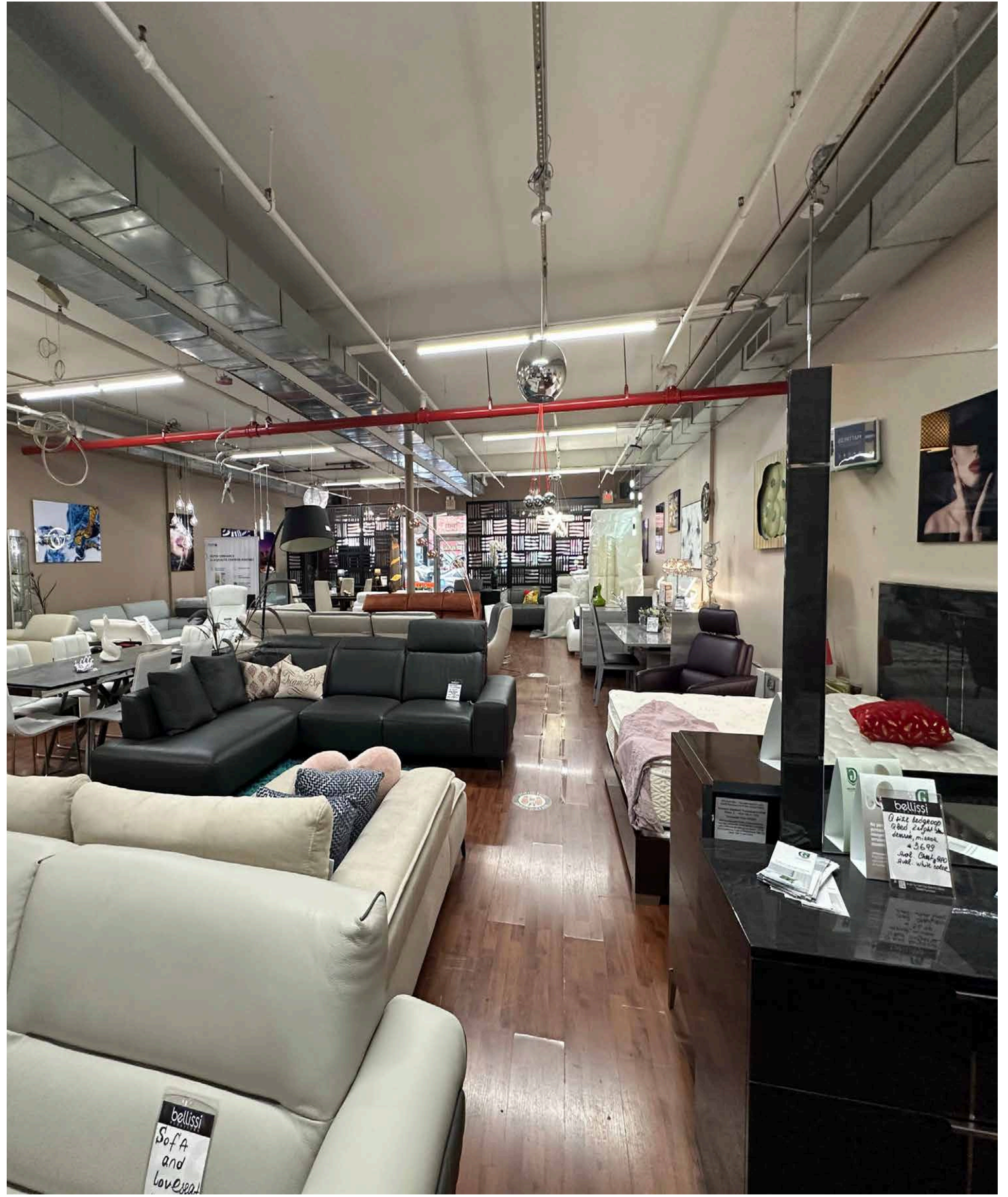
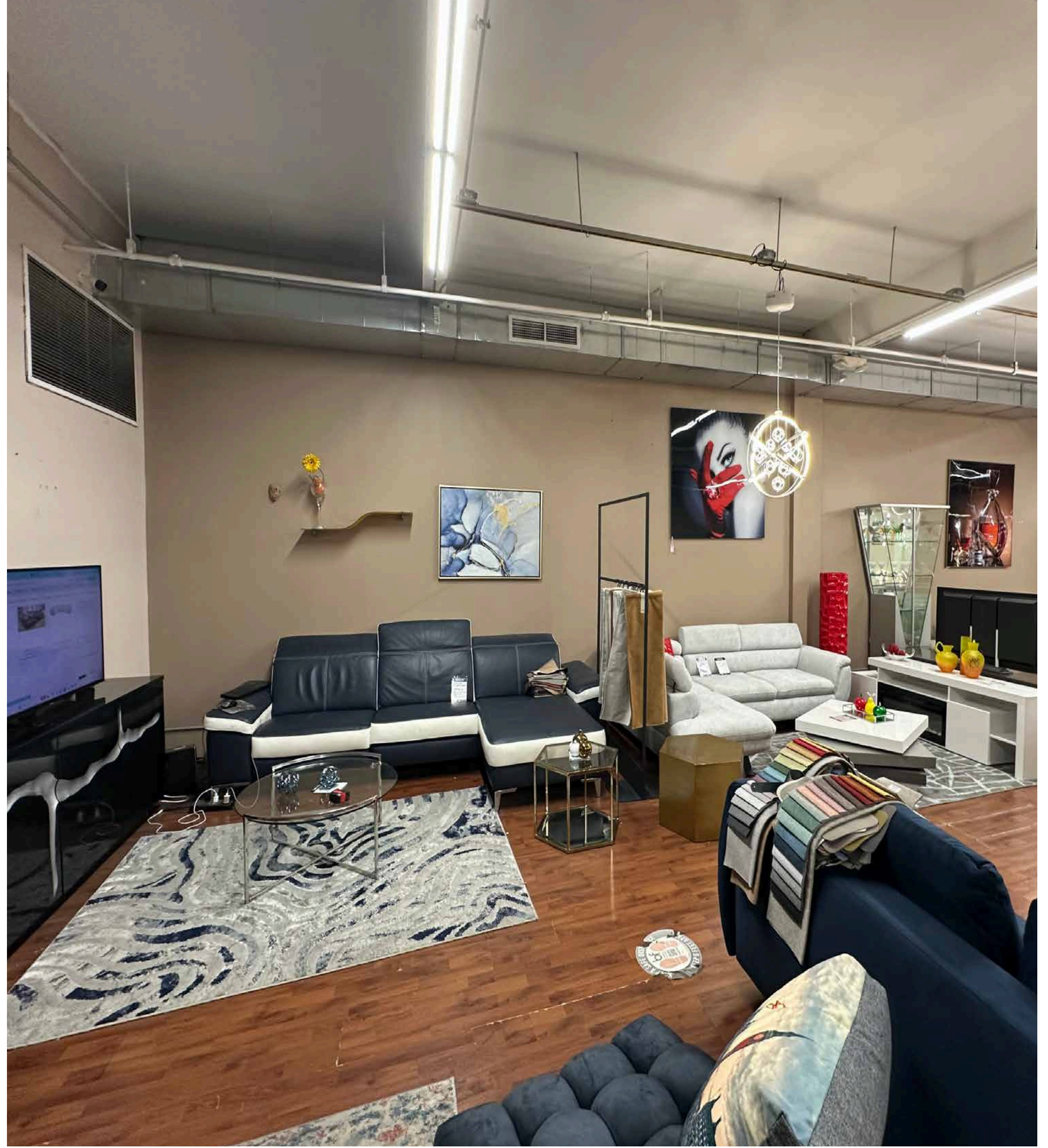
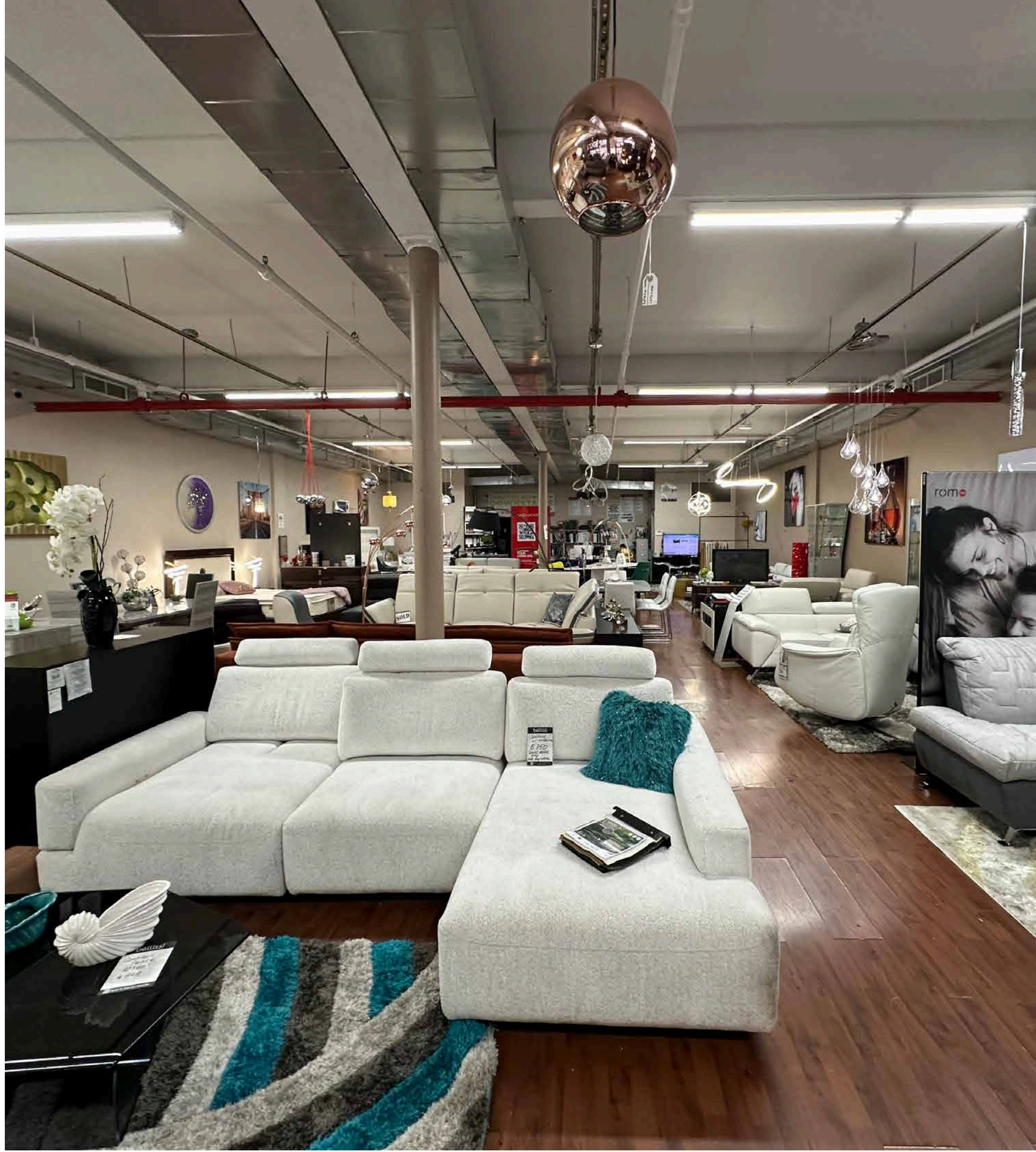
CONTACT EXCLUSIVE BROKER

ARSEN ATBASHYAN

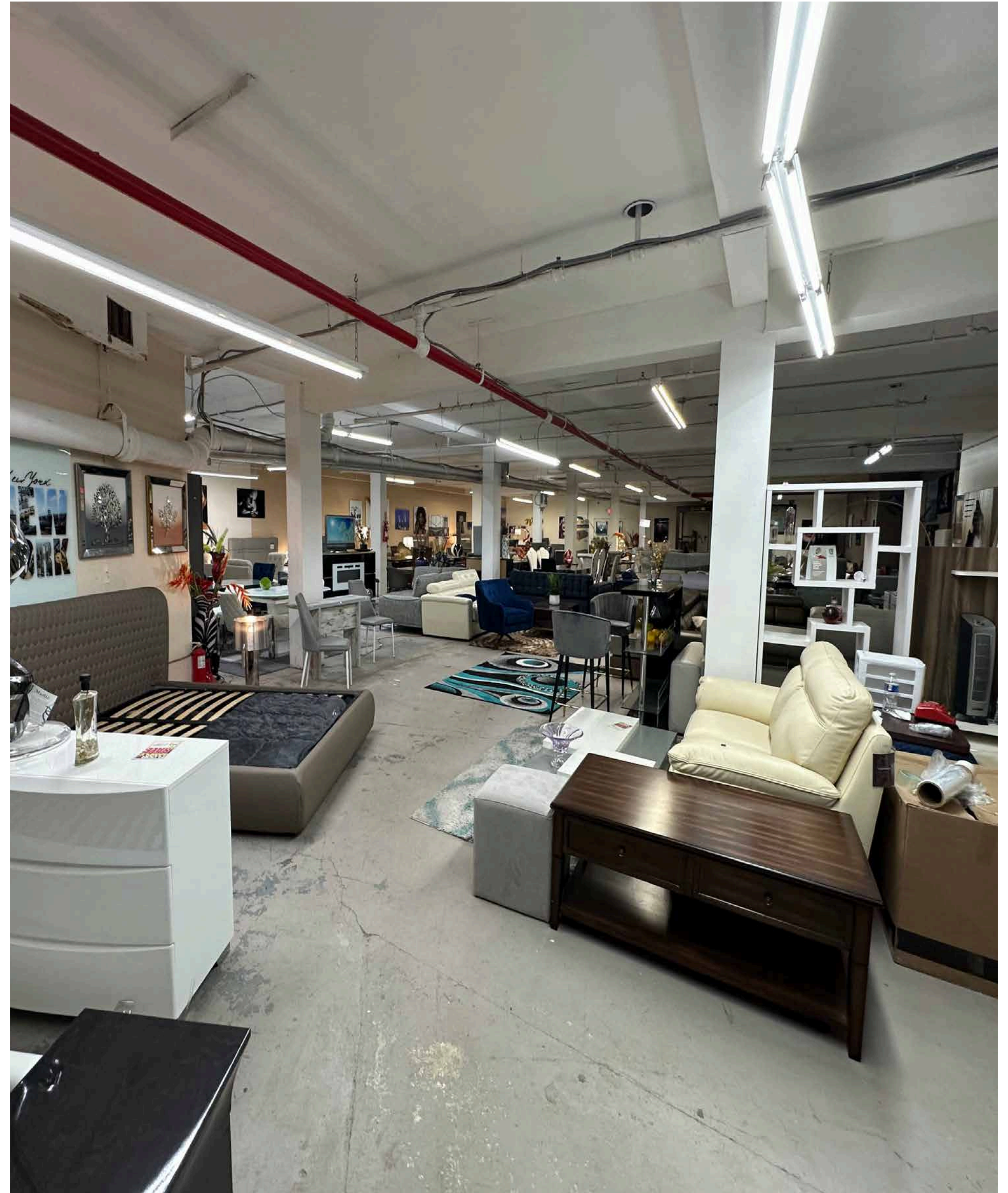
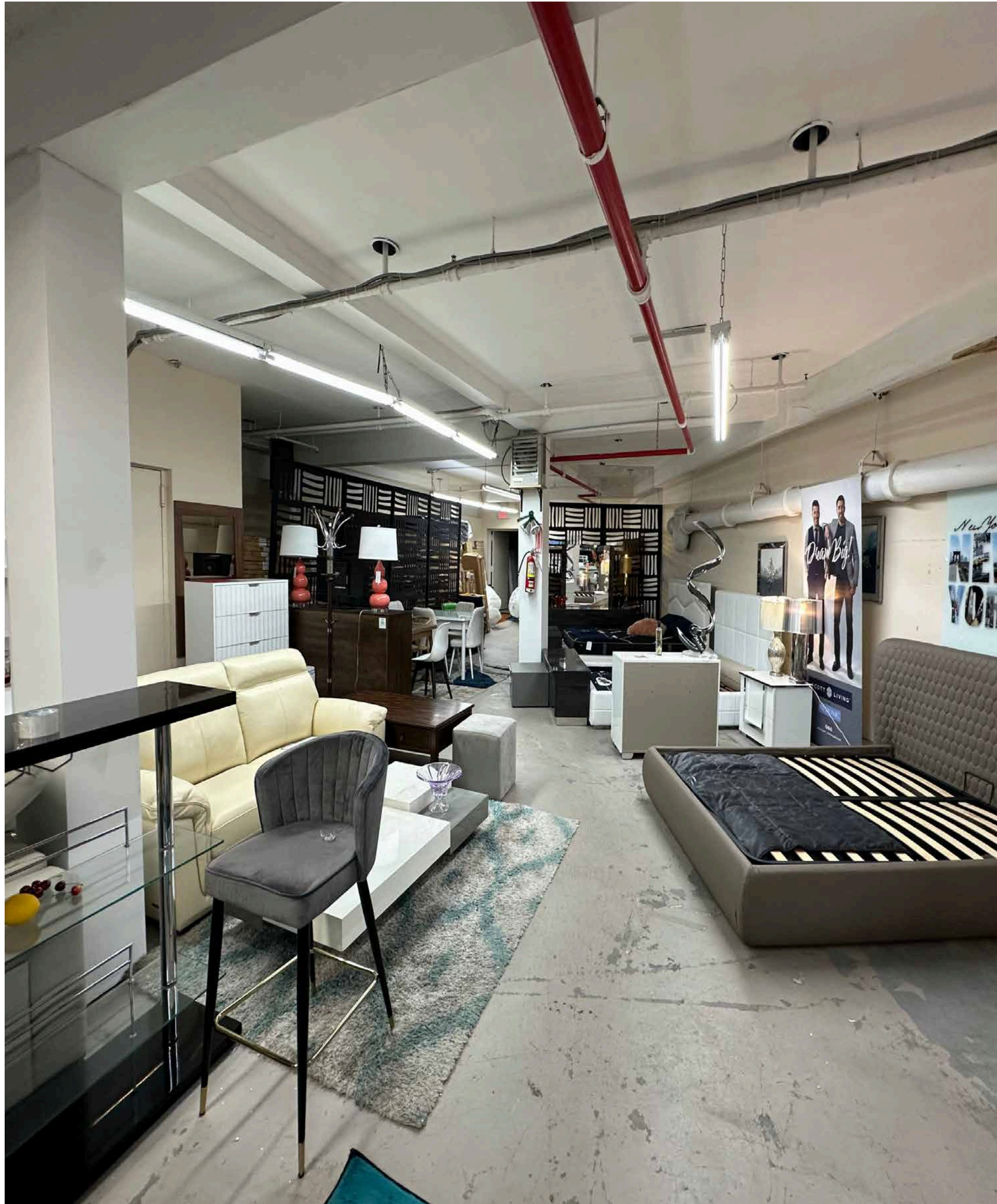
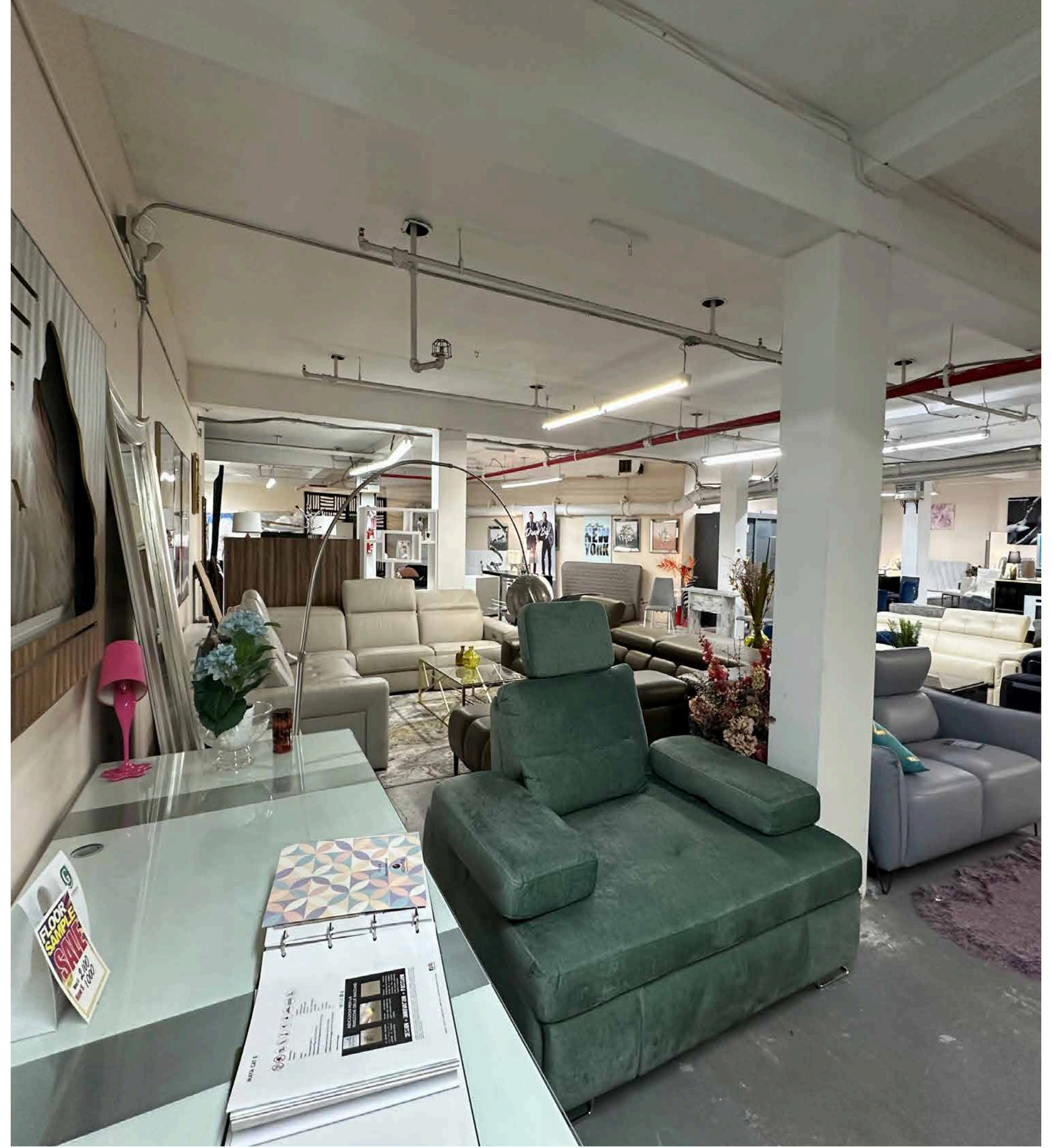
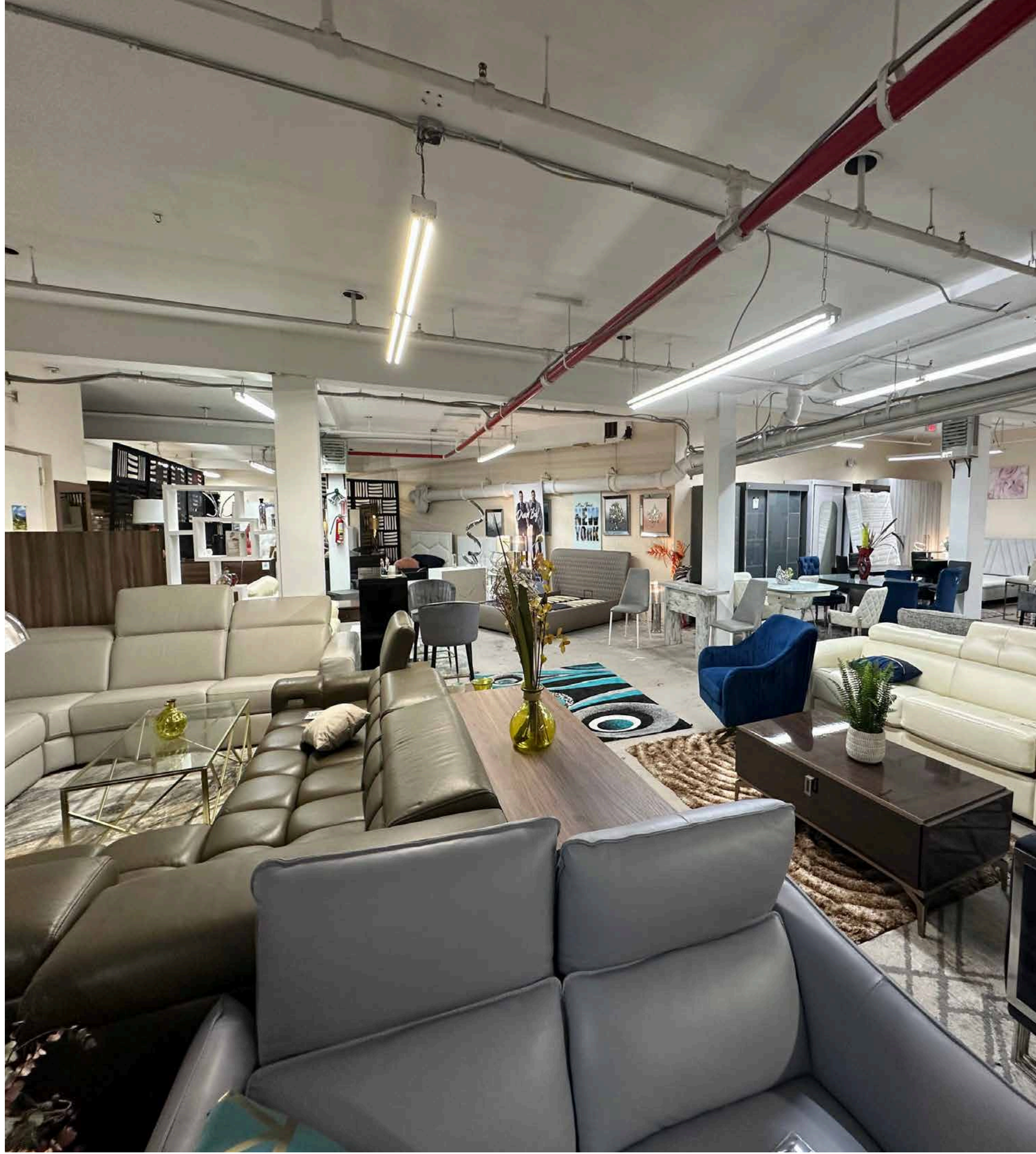
917-939-3760

ARSEN@COMMERCIALACQ.COM

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



PROPERTY PHOTOS (BASEMENT)





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

For zoning lot metes & bounds, please see BISWeb.

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

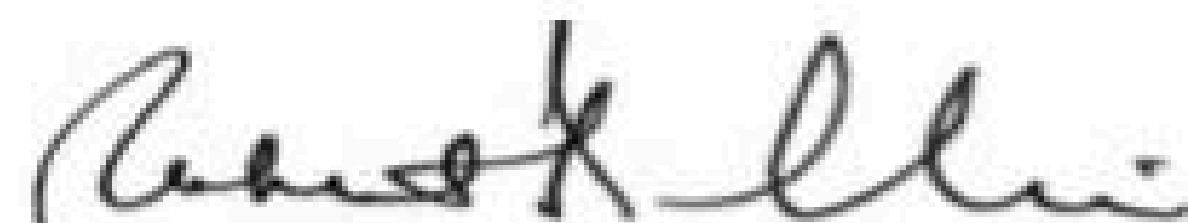
C.	Fire Protection Equipment: None associated with this filing.
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D.	Type and number of open spaces: None associated with this filing.
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CEL	80	OG	M	17B	CLOTHING MANUFACTURING
CEL		OG	M	17B	ORDINARY 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					

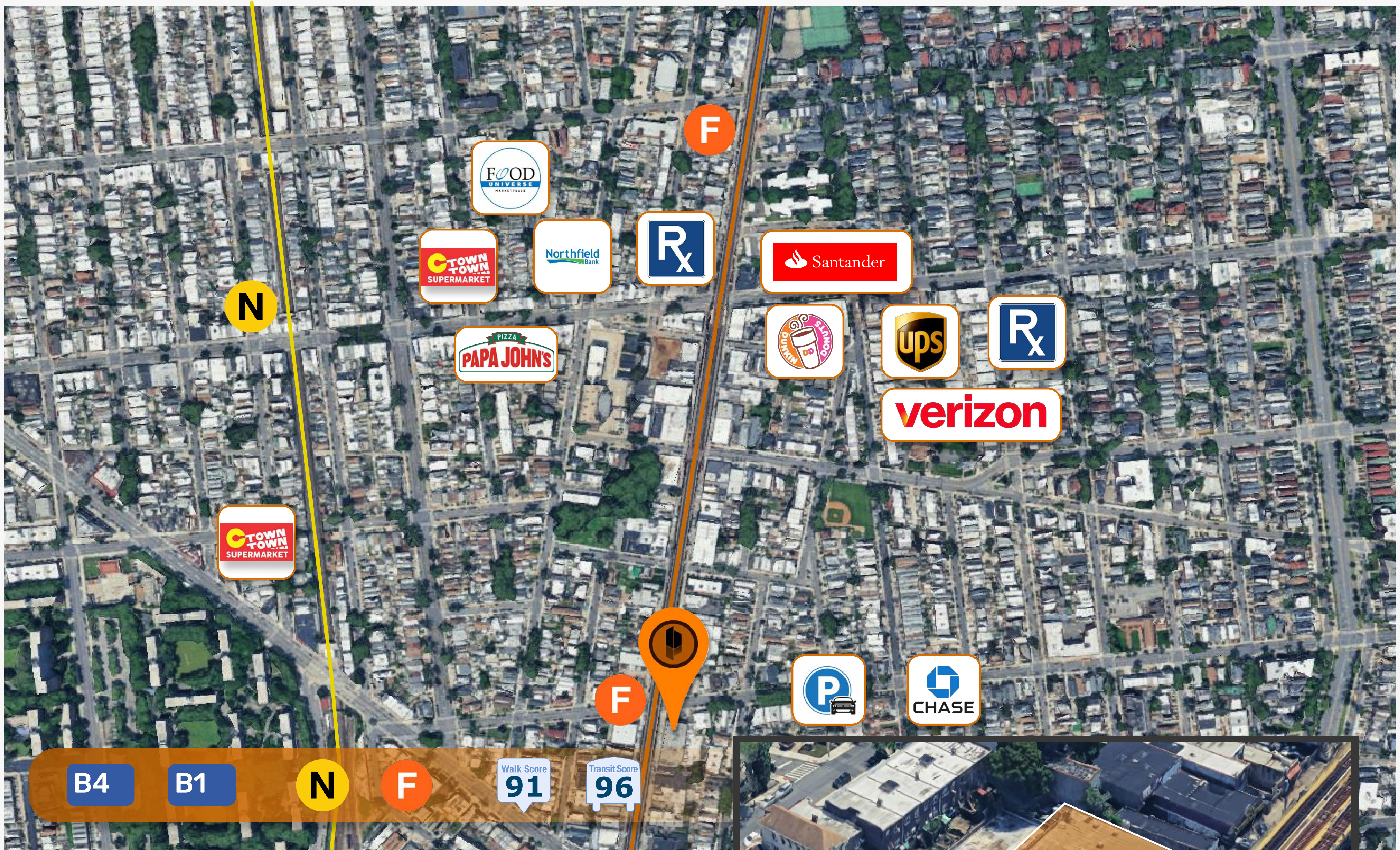


Borough Commissioner



Commissioner

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2455 MCDONALD AVE, 1ST FL,
BROOKLYN, NY 11223

PROPERTY COMMENTS

- 40' FRONTAGE
- GREAT SIGNAGE OPPORTUNITY
- PRIME GRAVESEND LOCATION
- ADDITIONAL 7,000 SF BASEMENT AVAILABLE
- PARKING AVAILABLE
- LOCATED IN A HIGH-TRAFFIC AREA
- SURROUNDED BY MAJOR BUSINESSES
- CLOSE TO PUBLIC TRANSPORTATION



SATELLITE VIEW

NEIGHBOURING TENANTS & AMENITIES



CONTACT EXCLUSIVE BROKER

ARSEN ATBASHYAN

917-939-3760

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