

FOR SALE

4602 AVENUE D, BROOKLYN NY 11203



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

PROPERTY DETAILS

CORNER PROPERTY WITH PARKING

LOT SIZE: 120 FT X 100 FT

BUILDING SIZE: 8,000 SF

BASEMENT SIZE: 8,000 SF

PROPERTY TAX: \$82,934

FULLY SPRINKLED

PARKING AND REAR YARD

ASKING PRICE: UPON REQUEST



NEIGHBORHOOD
EAST FLATBUSH



BLOCK & LOT
4980-0001



ZONING
R4, C1-2

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

PROPERTY PHOTOS



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

LOCATION OVERVIEW



TRANSPORTATION

B8

B46

Walk Score
79

Transit Score
80

4602 AVENUE D, BROOKLYN NY 11203



NEIGHBORHOOD
EAST FLATBUSH



BLOCK & LOT
4980-0001



ZONING
R4, C1-2

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

SATELLITE PHOTO



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

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 C26-181.0 to C26-187.0 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.C. No. **288/51** Construction classification **Non-Fireproof**

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

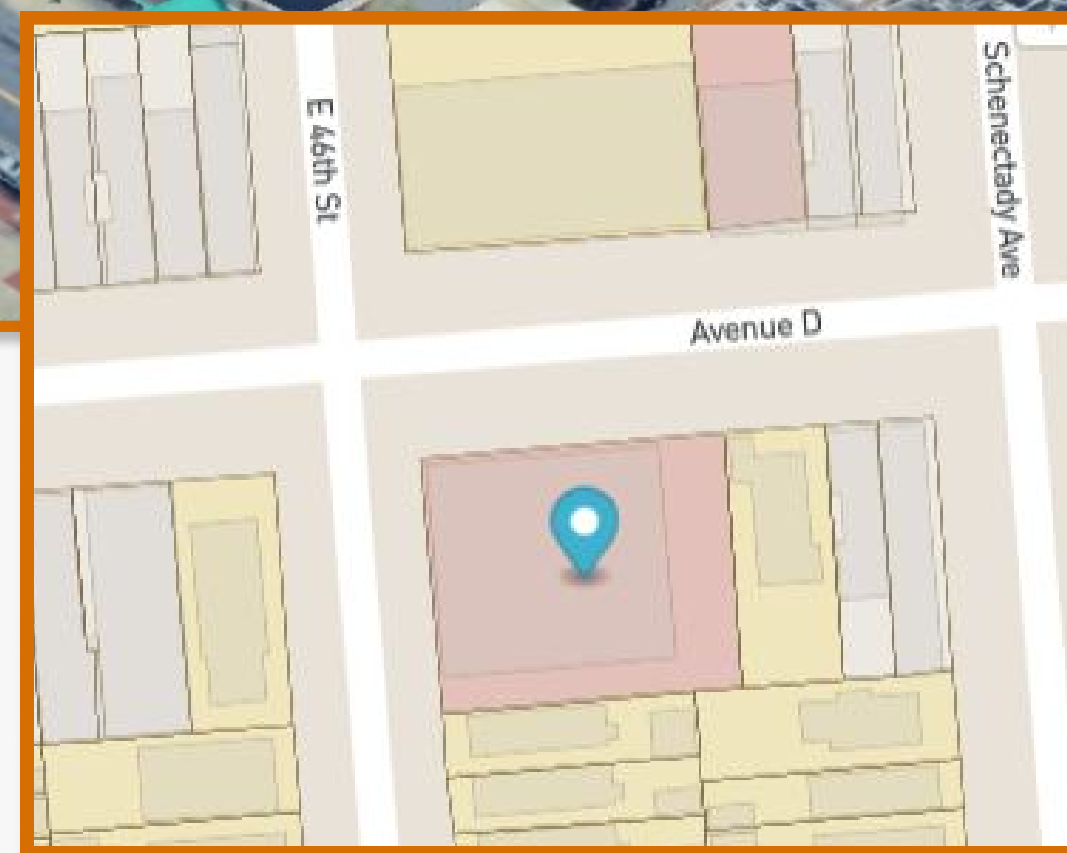
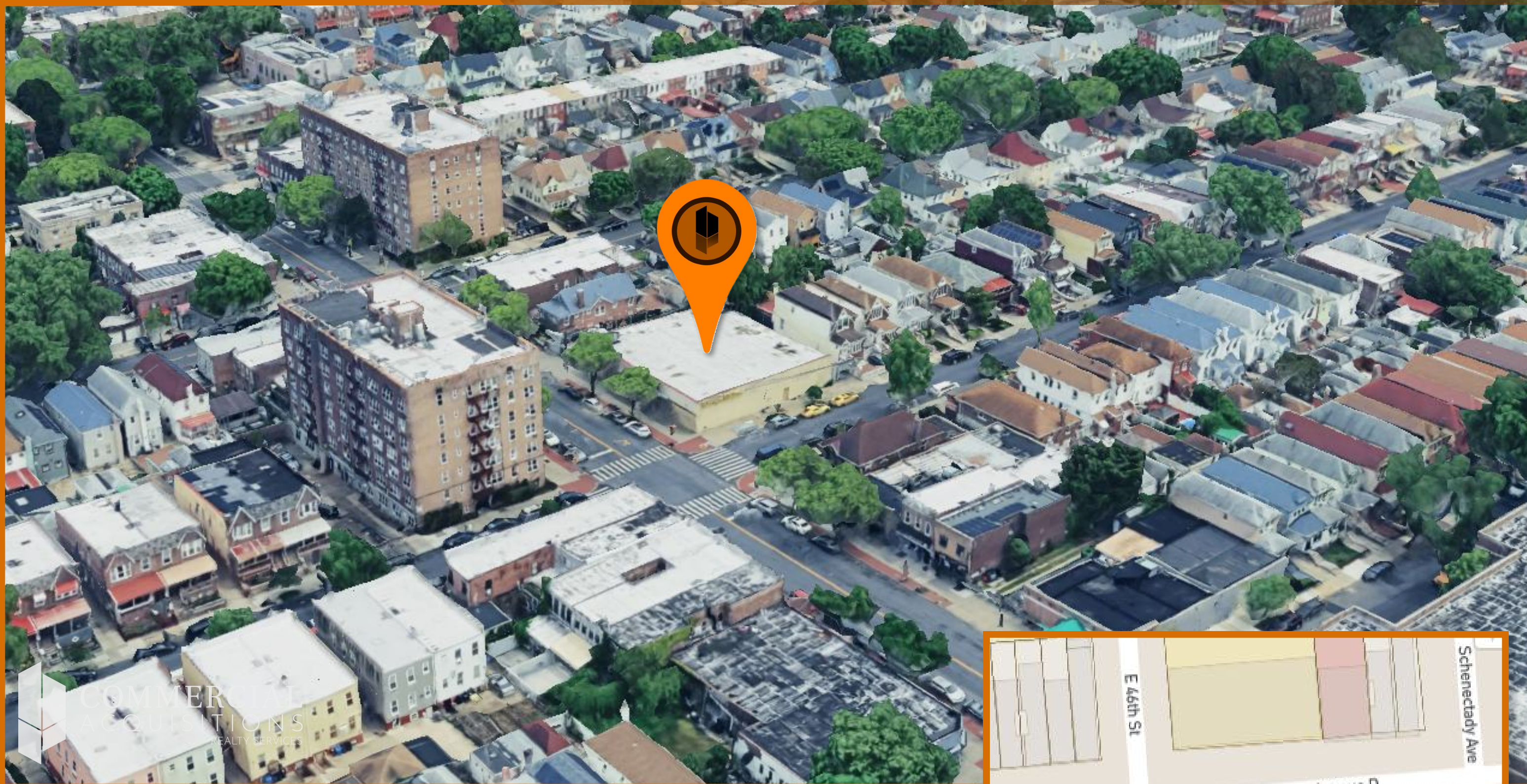
Date of completion **Constr. 12-12-51** Located in **Business** Use District.

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
TOTAL: Super Market					



CONTACT EXCLUSIVE BROKER



DENIS ABAYEV

CELL: 718.954.1363

DENIS@COMMERCIALACQ.COM

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

© 2500 CONEY ISLAND AVENUE, 2ND FLOOR, BROOKLYN, NY 11223 ☎ 718.954.1363 ✉ DENIS@COMMERCIALACQ.COM 🌐 COMMERCIALACQ.COM

COMMERCIAL ACQUISITIONS INC. HAS MADE EVERY EFFORT TO OBTAIN THE INFORMATION REGARDING THESE LISTINGS FROM SOURCES DEEMED RELIABLE. HOWEVER, WE CANNOT WARRANT THE COMPLETE ACCURACY THEREOF SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE. WE RECOMMEND TO THE BUYER THAT ANY INFORMATION, WHICH IS OF SPECIAL INTEREST, SHOULD BE OBTAINED THROUGH INDEPENDENT VERIFICATION. ALL MEASUREMENTS MAY BE APPROXIMATE.