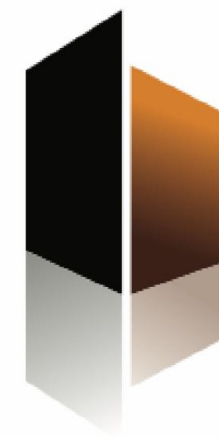


WAREHOUSE FOR SALE

2435 MCDONALD AVE

Gravesend, Brooklyn, NY 11223



COMMERCIAL
ACQUISITIONS
REALTY SERVICES



FOR MORE INFORMATION ON THIS PROPERTY PLEASE VISIT: [COMMERCIALACQ.COM](https://commercialacq.com)



SPACE DETAILS

SIZE
6,000 SF

BUILDING DIMENSIONS
40ft X 150ft

ZONE
C8-1

BLOCK & LOT
07150-0041

TAXES
\$56,691

PRICE: 2,699,000

NEIGHBORHOOD
Gravesend

OVERVIEW
- 14FT Ceilings
- 500 SF Office within

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

TRANSPORTATION

B3 **B1** **B4** **F** **N** **Q** **W**

TOTAL GROSS ANNUAL INCOME
\$190,460
(Rent - \$170,460 + Tenants Share
Of Taxes - \$20,000)

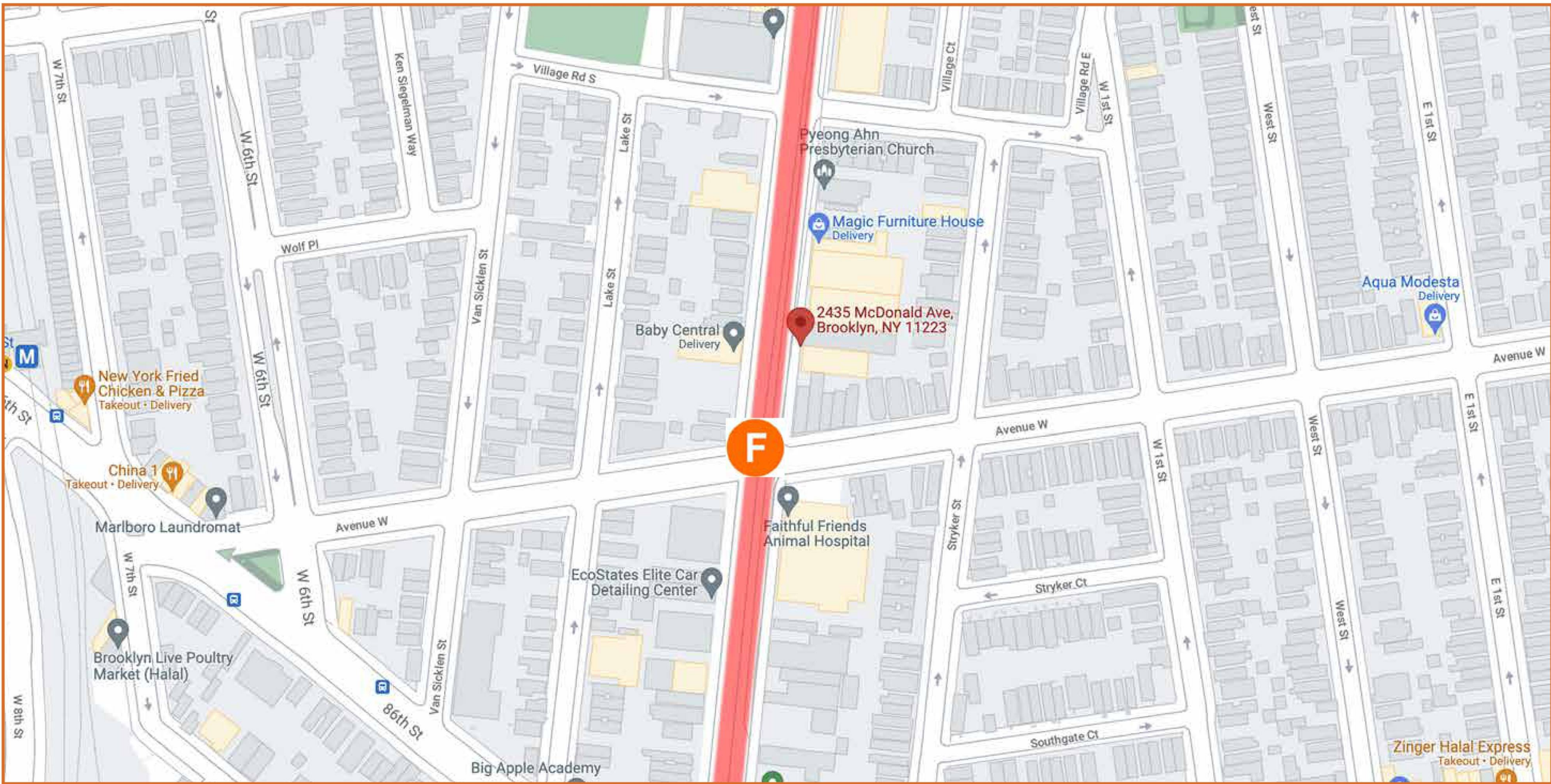
TOTAL EXPENSES - \$41,000

ANNUAL TAXES \$36,000 - (Landlords Share)

INSURANCE - \$7,000

NET OPERATING INCOME - \$149,460

CAP RATE - 5.5%



CERTIFICATE OF OCCUPANCY

THE CITY OF NEW YORK
Housing and Development Administration
DEPARTMENT OF BUILDINGS
CERTIFICATE OF OCCUPANCY

ADDRESS: 101-20 197th St. DATE: 10/20/1979
BLOCK: 2117 LOT: 75B

THIS CERTIFICATE is given to the owner of the above described premises, to wit: 101-20 197th St. Block 2117 Lot 75B, for the use and occupancy of the premises as follows:

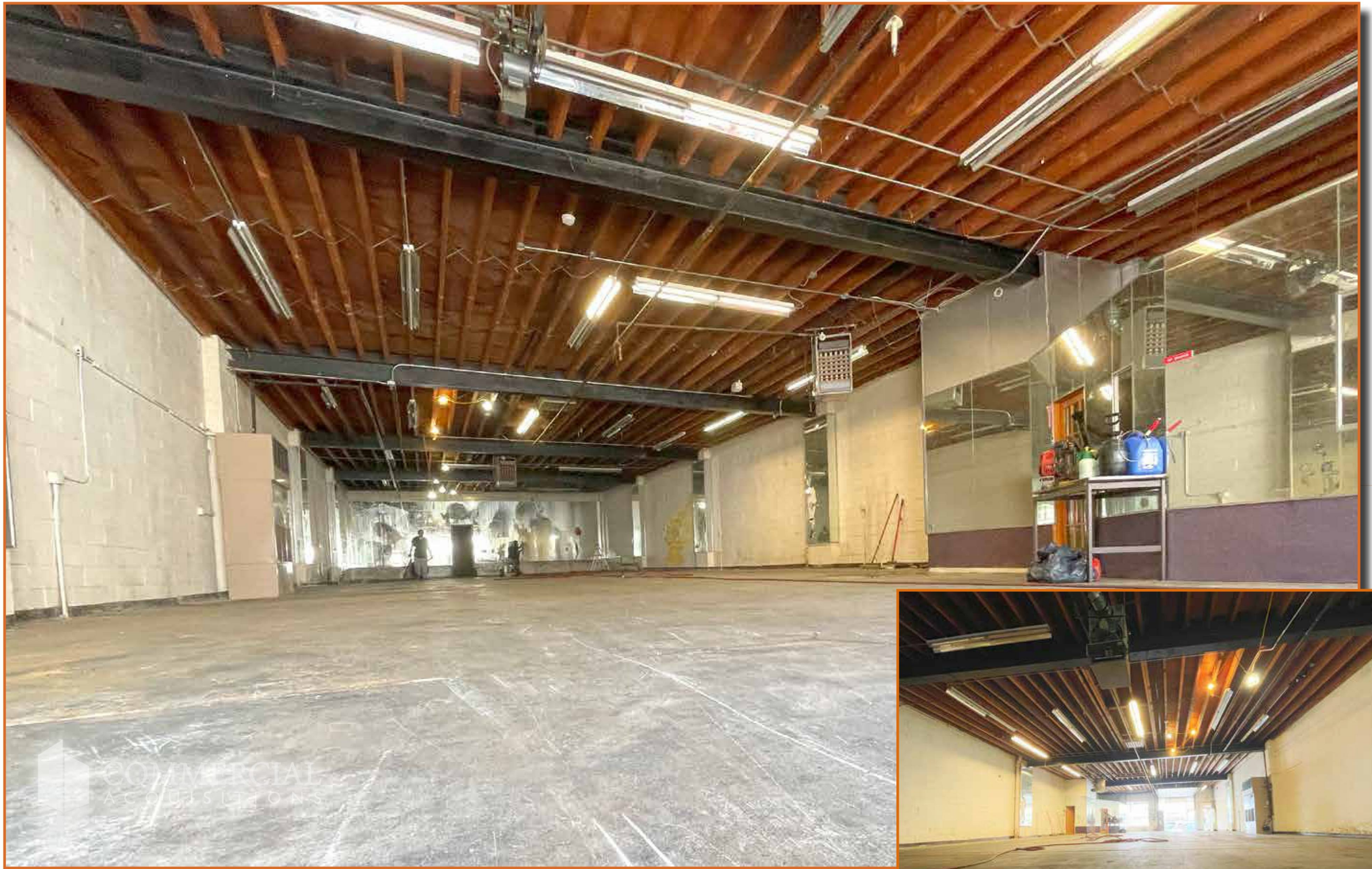
PERMISSIBLE USE AND OCCUPANCY

USE	PERMITTED BY CITY	PERMITTED BY ZONING	PERMITTED BY PLANNING	PERMITTED BY HEALTH	PERMITTED BY FIRE	PERMITTED BY ENVIRONMENTAL	DESCRIPTION OF USE
1st	Ground	15			25		Warehouse, Display Room, Working or Custom Furniture Making Shop and Storage, unloading and loading space and parking for one (1) motor vehicle.
Portion of rear yard	Ground						Accessory storage of program car (see application)
Total: As stated above							
64,000							

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS A NEW AFFIDAVIT OF OCCUPANCY IS OBTAINED AND A LICENSE IS ISSUED HEREON TO THE NEW OCCUPANCY.

Alfred E. Brown *James J. Brown*
DEPARTMENT OF BUILDINGS





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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