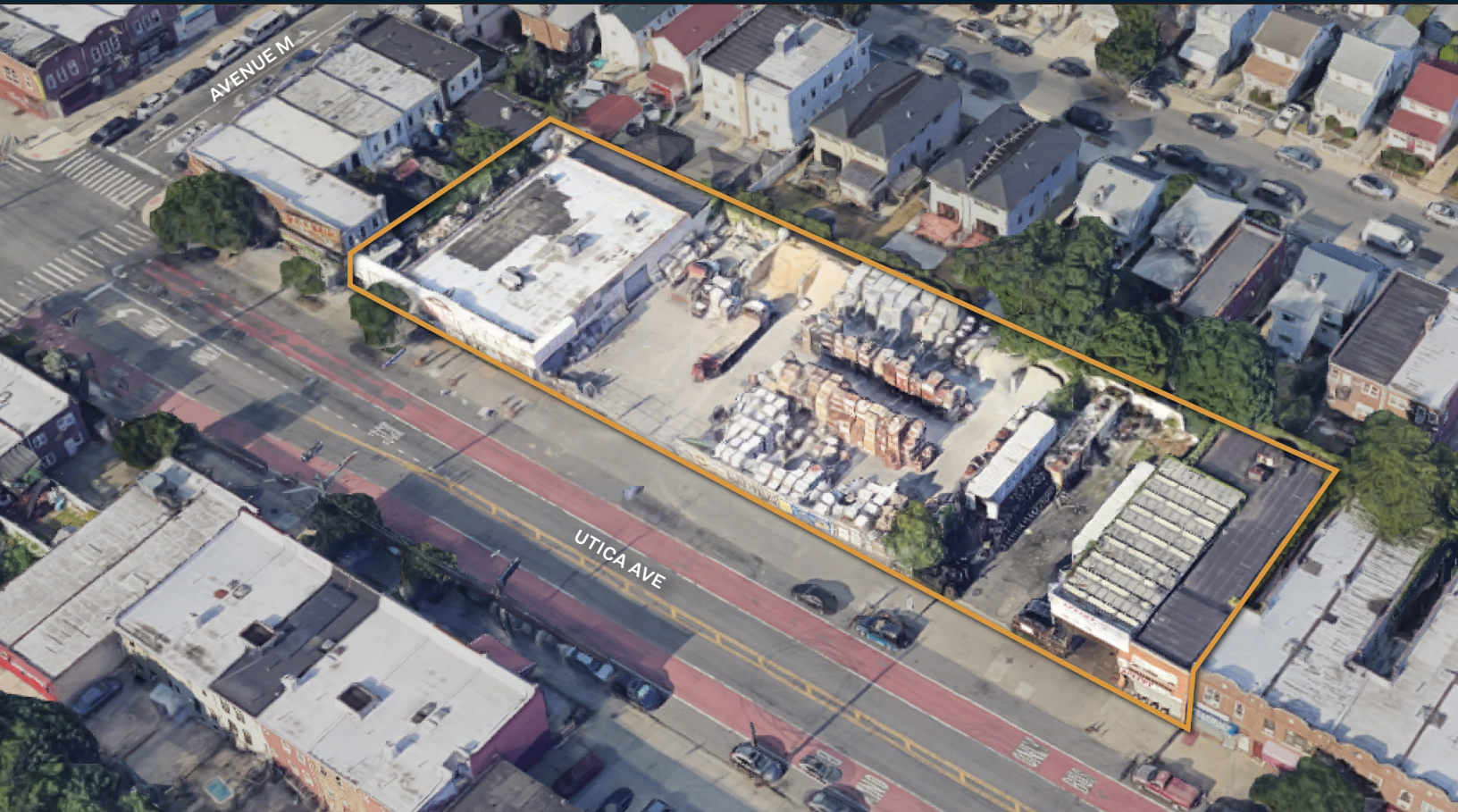




**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR SALE / LEASE



2079-2115 UTICA AVENUE

BROOKLYN, NY 11234

Unique Opportunity on Utica Avenue

32,000 Sq. Ft. Retail Site Including 6,000 Sq. Ft. Showroom and a 3,178 Sq. Ft. 2-Story Building.
CO Approved for Automotive / Building Material Retail Use.

Type

Warehouse / Retail / Industrial



SQUARE FOOT

32,000 RSF



ZONING

R3-2



CLEAR HEIGHT

13'



PARCEL ID

7875

BLOCK



27, 39

LOT

PRICE

Upon Request

718-784-8282 / PINNACLERENY.COM

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

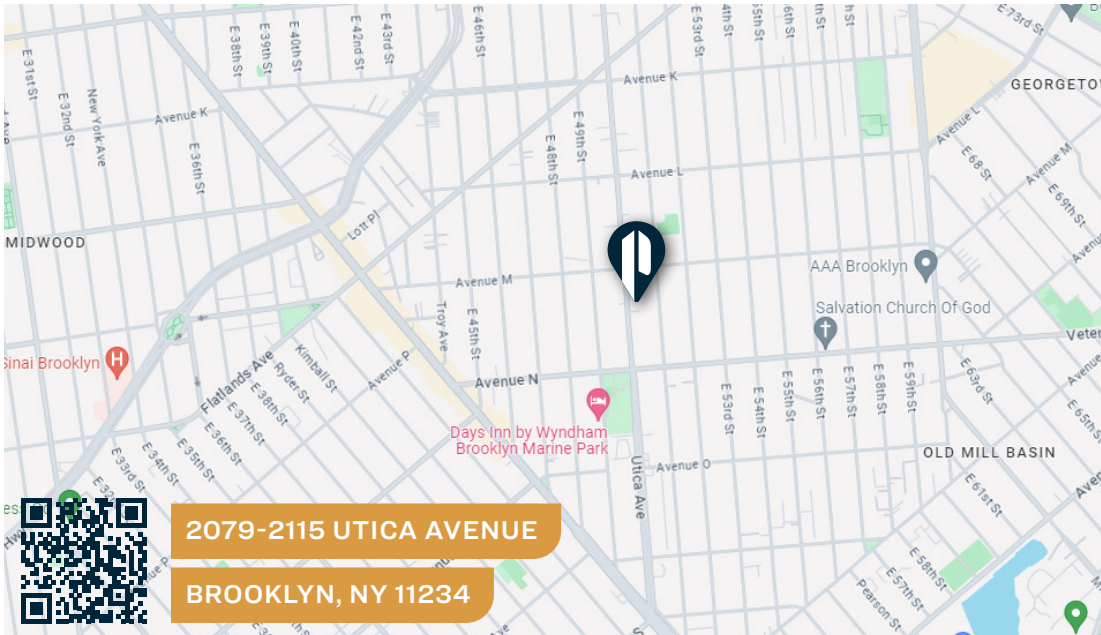
Property Overview

Features

- Lots Sq. Ft. 32,000
- Lots Dimensions 100x320
- Existing 6,000 Sq. Ft. Retail Shop (Lot 39)
- Upscale Showroom with HVAC
- Access From Parking
- Access to Yard
- Warehouse 13' Ceiling
- Sprinkler
- Gas Heat
- 200 Amps Power / 4 Phase
- Existing 2-Story 3,178 Sq. Ft. Building (Lot 27)
- Paved, Fenced and Light Yard

Existing Certificate of Occupancy

- Retail Sales of Open Building Material
- Automotive Sales and Vehicle Storage



2079-2115 UTICA AVENUE
BROOKLYN, NY 11234

TRANSPORTATION

- 5** FLATBUSH AVENUE / BROOKLYN COLLEGE
-  FLATBUSH AVE
KINGS HWY
BELT PARKWAY
-  **B41, B46:**
AVENUE N / UTICA AVE
B9:
FLATBUSH AVE / FLATLANDS AVE



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Certificate of Occupancy

CO Number: 320332528F

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: 07875	Certificate Type: Final
	Address: 2113 UTICA AVENUE	Lot Number(s): 27	Effective Date: 03/06/2012
	Building Identification Number (BIN): 3219968	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: 2-B	(1968 Code designation)	
	Building Occupancy Group classification: M	(2008 Code)	
	Multiple Dwelling Law Classification: None		
	No. of stories: 2	Height in feet: 21	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			

Acting
Borough Commissioner

Commissioner

DOCUMENT CONTINUES ON NEXT PAGE

Certificate of Occupancy

CO Number: 320332528F

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
OS P		OG	M		17	OPEN BUILDING MATERIAL SALES
OS P		OG	M		16	AUTOMOBILE SALES AND OPEN VEHICLE STORAGE ESTABLISHMENT
001	001 90	OG	M		17	BUILDING MATERIALS, STORE FOR RETAIL AND STORAGE FOR RETAIL SALES, LOADING & UNLOADING SPACE
002	002 21	50	M		17	ACCESSORY OFFICES
NOTE: THESE PREMISES HAVE BEEN DECLARED ONE ZONING LOT CONSISTING OF TAX LOT # 27 AND SUBJECT TO SECTION 12-10 OF THE ZONING RESOLUTION AND RECORDED AT THE CITY REGISTER'S OFFICE UNDER CRFN# 2009000057751 ALL USES SHALL CONFORM TO ALL REGULATION ON PERFORMANCE STANDARDS M1-1 DISTRICTS						
END OF SECTION						



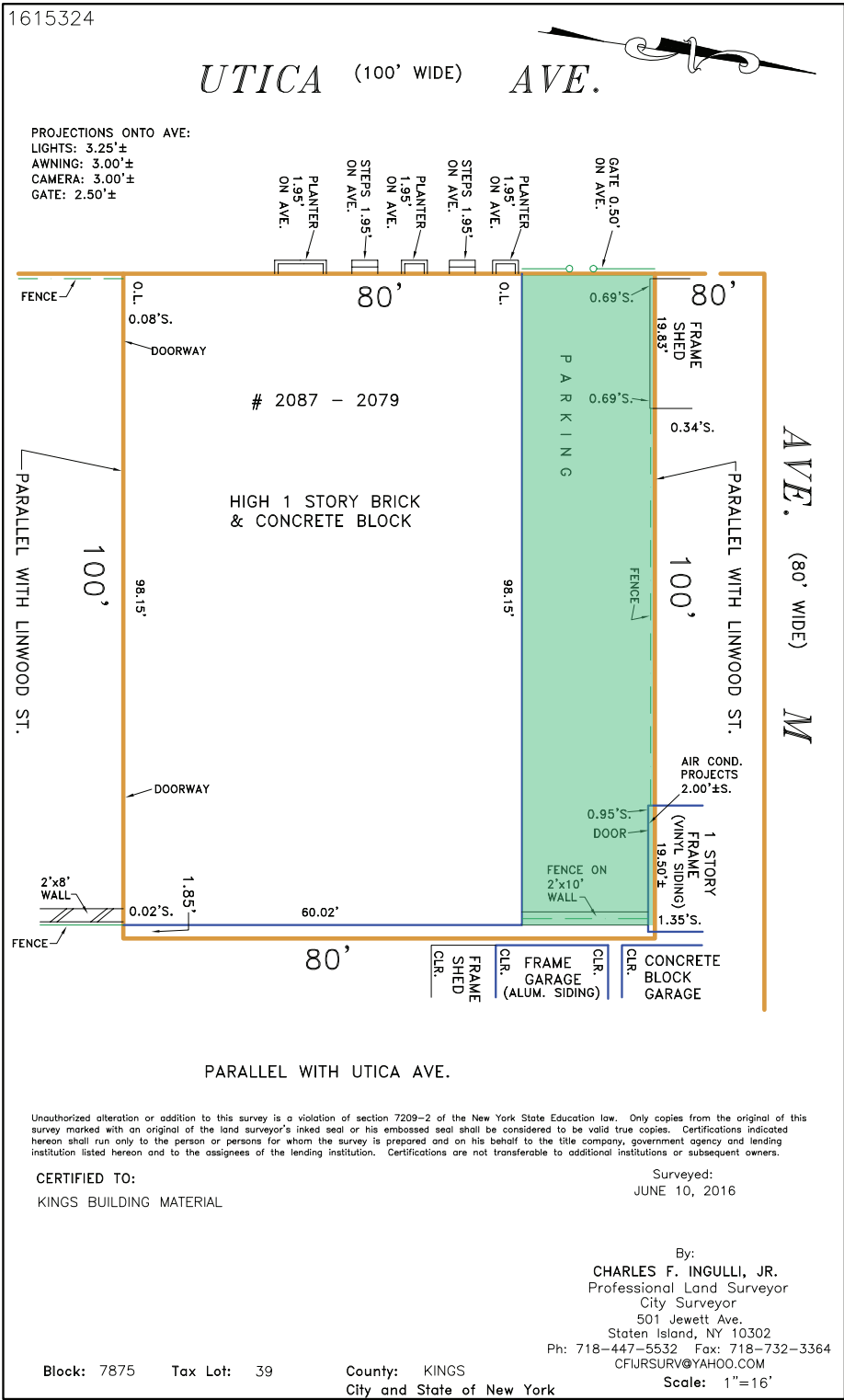
Acting
Borough Commissioner

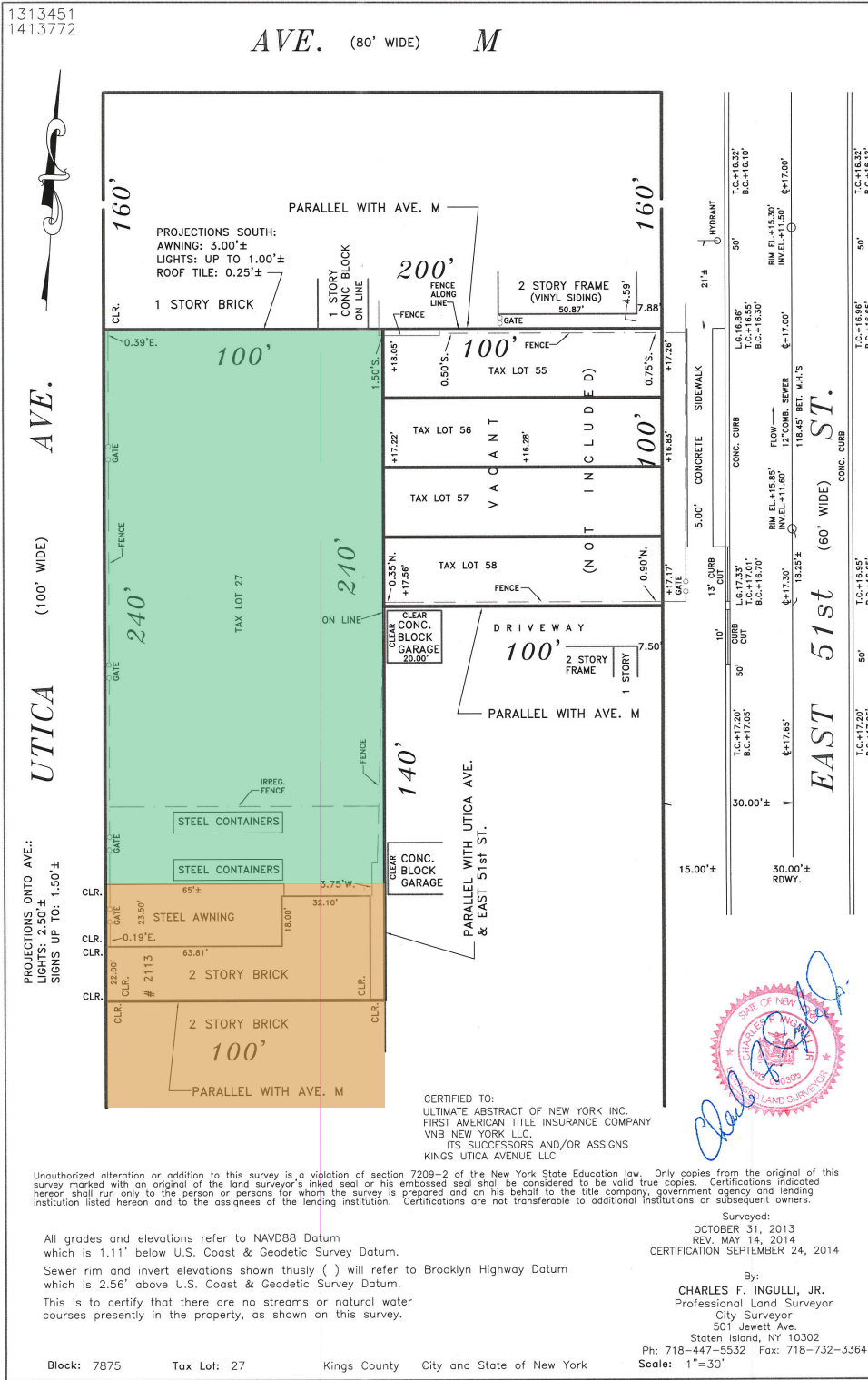


Commissioner

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320332528/000 3/6/2012 11:48:00 AM





FRONT VIEW



34-07 Steinway Street, Suite 202
Long Island City, NY 11101
718-784-8282
pinnaclereny.com

FOR MORE INFORMATION ABOUT THIS
PROPERTY CONTACT EXCLUSIVE AGENTS:



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