



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR SALE



1796 LINDEN BLVD.


BROOKLYN NY 11207

25,640 BSF Residential Development on Major Thoroughfare Linden Blvd.

Currently Operated as a Tire Shop with Auto Related CO on a High Visibility Area.


Type


Residential Development / Auto Use

SQUARE FOOT
 **11,148** SF LOT
3,109 SF EXISTING
AUTO RELATED SHOP

LOADING
 **1** DRIVE-IN DOORS

 ZONING
R6

PARCEL ID
 **4317**
BLOCK

 **11, 12, 13,
51, 52,
53, 54**
LOTS

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.

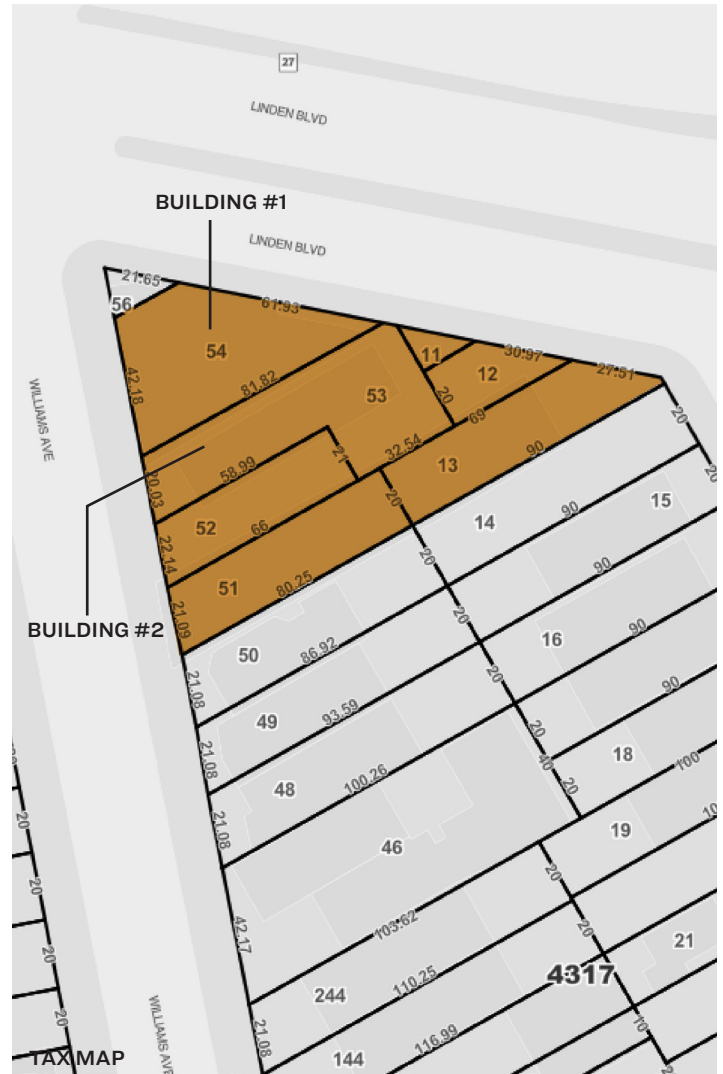
Property Overview

Features

- Total Lots Area: 11,148 Sq. Ft.
- Residential Development: 25,640 BSF
- Residential FAR: 2.43
- Commercial Facility FAR: 4.8



Existing Auto Related Shop

- **Lot 54**
 - **Building #1:** 1,956 Sq. Ft.
 - Fully Renovated Brand New Office and Showroom
 - Certificate of Occupancy for Lot 54: Auto laundry, Greasing, Battery changing, Auto Painting and Upholstery
- **Lot 53**
 - **Building #2:** 1,153 Sq. Ft.
 - Used as a Repair Shop
- **Lot 11 & 12**
 - Certificate of Occupancy for Lots 11 & 12: Sale of used cars. Not more of 5 cars
 - Total Residential BSF 25,640
 - Residential FAR: 2.43
 - Community Facility FAR: 4.8
 - High Visibility Location Over 45,000 Cars Passing Daily



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BROOKLYN, NY 11207

TRANSPORTATION

-  NEW LOT AVE
-  LINDEN BLVD
WILLIAMS AVE
KINGS HWY
BELT PKWY
-  B20: PENNSYLVANIA AVE/LINDEN BLVD
B60: STANLEY AVE / WILLIAMS AVE



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PICTURES



EXTERIOR



DRIVE-IN



INTERIOR

PICTURES



No. **88525**

DUPLICATE

OFFICE OF THE PRESIDENT OF THE BOROUGH OF BROOKLYN
BUREAU OF BUILDINGS
CERTIFICATE OF OCCUPANCY
(Issued Pursuant to Article 1, Section 5, Building Code)

BROOKLYN, N. Y., *Sept 26 1932*

OWNER *Sam Pollock*

ARCHITECT *George Albert Pugh*

George A. Sindenblitt

This is to certify that the ALTERED BUILDING *1796/1802*
737 1/2 Williams Ave. E.P. 14-970 Located at *London Parkway*
has been COMPLETED substantially according to the approved plans and specifications and the requirements of the BUILDING CODE, and PERMISSION is hereby granted for the OCCUPANCY of said building for the following purposes:

This certificate supersedes all previously issued certificates.

STORY	LIVE LOADS LBS. PER SQ. FT.	PERSONS ACCOMMODATED			Use
		MALE	FEMALE	TOTAL	
First Story					<i>Garage</i>
Second					<i>AUTO LAUNDRY & REPAIRING BATTERY CHARGING AUTO PAINTING & UPHOLSTERY</i> <u>OCCUPANCY NOT TO VIOLATE SECTION 4-B OF THE BUILDING ZONE RESOLUTION</u> <u>NOT MORE THAN FIVE (5) CARS ON PREMISES AT ANY TIME</u>
Third					
Fourth					
Fifth					
Sixth					
Seventh					
Eighth					
Ninth					
Tenth					

Number of Buildings *One (1)*

Permit No. *2019 32*

Work Completed *CONSTRUCTION 9/26/32*

PLUMBING *NONE*

V.P. Flanagan
Per *Jos. G. Foley*

STATE OF NEW YORK

true copy of a record in the custody of
The Department of Buildings of the City
of New York.
2/8/33
Date Certifying Officer



ACCESSIBILITY

Ideally Positioned



KEY DISTANCES



BY SUBWAY

1	PROSPECT PARK	41 MIN
2	BROOKLYN COLLEGE	54 MIN

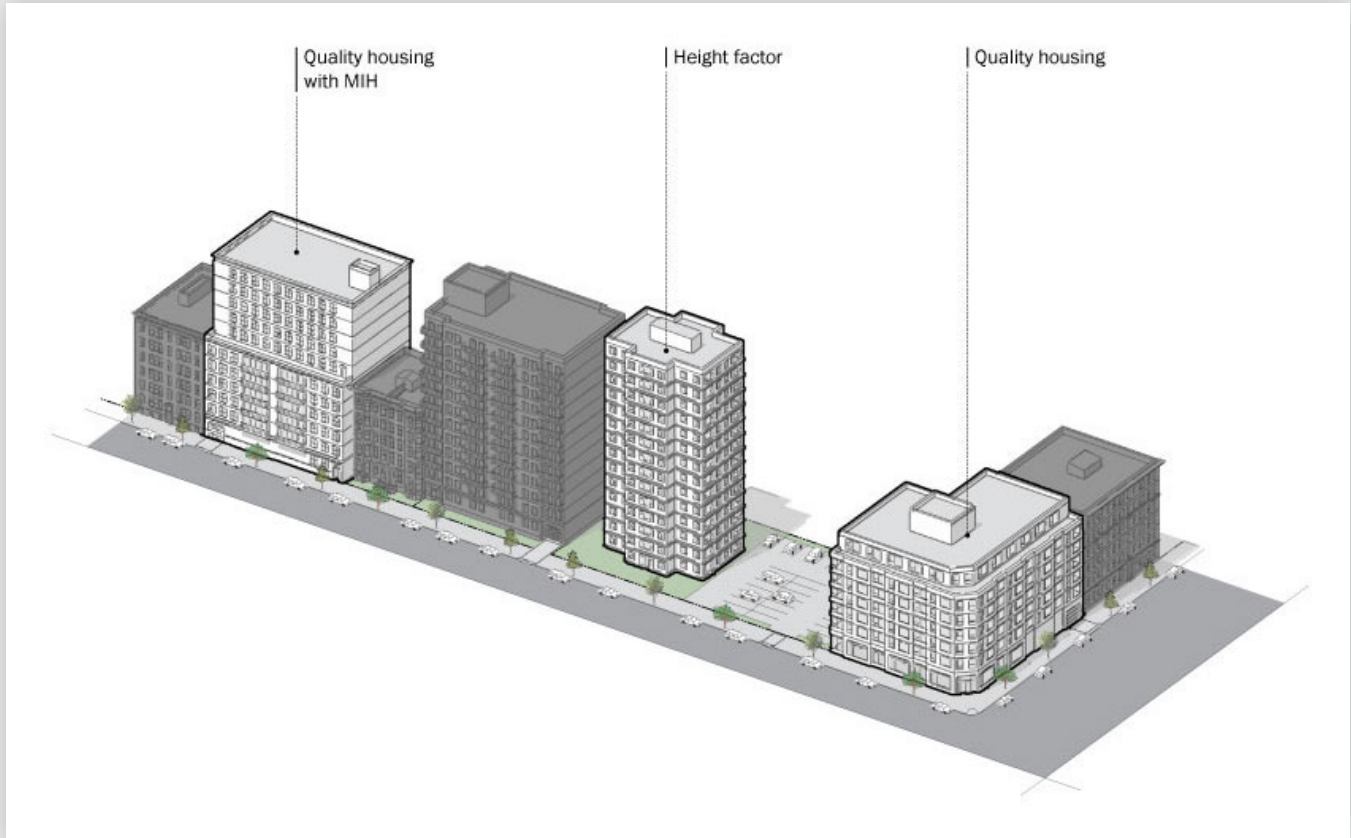


BY CAR

3	JFK AIRPORT	24 MIN
4	LAGUARDIA AIRPORT	31 MIN
5	BELT PKWY	13 MIN

Residence District: R6

R6 zoning districts are widely mapped in built-up, medium-density areas in Brooklyn, Queens and the Bronx. The character of R6 districts can range from neighborhoods with a diverse mix of building types and heights to large-scale “tower in the park” developments such as Ravenswood in Queens and Homecrest in Brooklyn. Developers can choose between two sets of bulk regulations. Standard height factor regulations, introduced in 1961, produce small multi-family buildings on small zoning lots and, on larger lots, tall buildings that are set back from the street. Optional Quality Housing regulations produce high lot coverage buildings within height limits that often reflect the scale of older, pre-1961 apartment buildings in the neighborhood.



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FOR MORE INFORMATION ABOUT THIS
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