



**PINNACLE  
REALTY**  
OF NEW YORK, LLC

EXCLUSIVE LISTING

**FOR LEASE**



**9102 CHURCH AVE / 537 EAST 91ST ST**

**BROOKLYN, NY 11236**

# Former School Building with Yard for Lease in East Flatbush

Ideal for Educational,  
Medical & Community Uses

Type

**Community Facility / Education**



SQUARE FOOT

**20,568** BUILDING

**7,200** YARD



ZONING

**R5**

PARCEL ID



**4712**

BLOCK



**36, 42**

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

- Lot SF: 12,801
- Building SF: 20,568
- Yard SF: 7,200

## Ground Floor (12,801 Sq. Ft.)

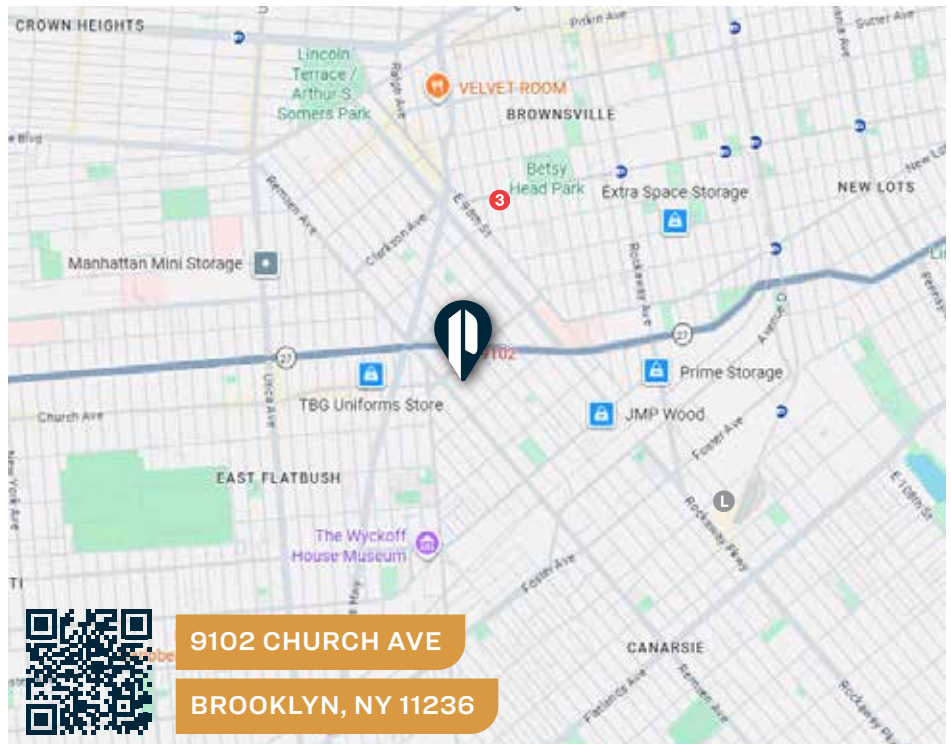
- 11 Classrooms
- Administration Offices

## Lower Level (7,767 Sq. Ft.)

- Storage
- Dining Room
- 2 Classrooms
- Located in the established East Flatbush neighborhood with strong surrounding residential density

## Ideal for

- Charter or Private Schools
- Early Childhood Education
- Religious Institutions
- Medical or Rehabilitation Facilities
- Community Centers
- Non-profit Organizations
- Vocational Training Centers
- Adult Education



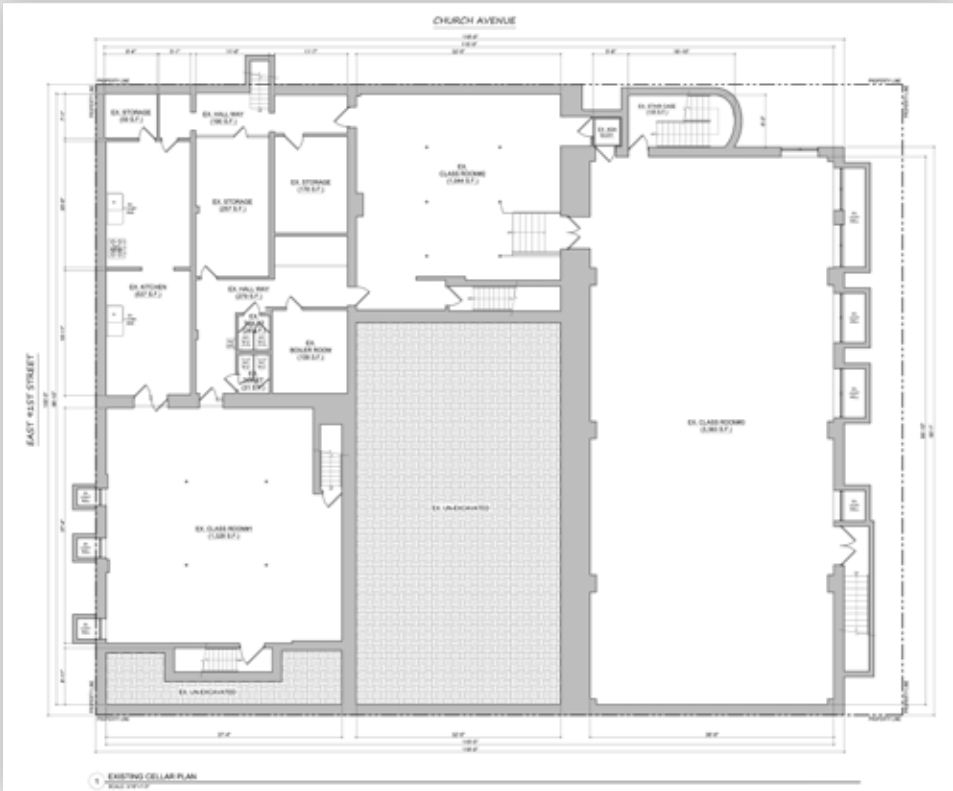
## TRANSPORTATION

**3** SARATOGA AVE

 BELT PARKWAY  
GOWANUS EXPY  
  
JACKIE  
ROBINSON  
PKWY

 B8, B35:  
CHURCH AVE/  
E 93 ST  
  
B17:  
REMSEN AVE/  
CHURCH AVE

## FLOOR PLAN — LOWER LEVEL



## FLOOR PLAN — FIRST FLOOR



# CERTIFICATE OF OCCUPANCY

**THE CITY OF NEW YORK**  
**DEPARTMENT OF BUILDINGS**  
**CERTIFICATE OF OCCUPANCY.**

**BOROUGH** BROOKLYN **DATE** OCT 08 2005 **NO.** 300798411 **ZONING DISTRICT** R-5

This certificate supersedes C.O. NO. \_\_\_\_\_  
THIS CERTIFIES that the ~~new~~ altered-existing-building-premises located at  
9102 Church Avenue Block 4712 Lot 36  
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 HEREIN.

| PERMISSIBLE USE AND OCCUPANCY |                                  |                                           |                                           |                                        |                     |                                        |                                                                                                                            |
|-------------------------------|----------------------------------|-------------------------------------------|-------------------------------------------|----------------------------------------|---------------------|----------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| STORY                         | LIVE LOAD<br>LBS. PER<br>SQ. FT. | MAXIMUM<br>NO. OF<br>PERSONS<br>PERMITTED | ZONING<br>DWELLING<br>OR ROOMING<br>UNITS | BUILDING<br>CODE<br>HABITABLE<br>ROOMS | ZONING<br>USE GROUP | BUILDING<br>CODE<br>OCCUPANCY<br>GROUP | DESCRIPTION OF USE                                                                                                         |
| Cellar                        | OG                               |                                           |                                           |                                        | 3                   | G                                      | Boiler room, Dining room.<br>Kitchen, Open cellar &<br>Ordinary uses, Multi-<br>x2x2x Purpose inconjunction<br>with school |
| First Floor                   | 75/120                           | 285                                       |                                           |                                        | 3                   | G                                      | School- Kindergarten &<br>Elementary                                                                                       |

OPEN SPACE USES \_\_\_\_\_  
(SPECIFY: PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

**NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS  
A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED**  
THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND  
SPECIFICATIONS NOTED ON THE REVERSE SIDE.

*W. J. P. E.*  
BOROUGH SUPERINTENDENT

*John H. Bellamy*  
Acting Commissioner **BKLN-3**  
COMMISSIONER

☐ ORIGINAL ☐ OFFICE COPY - DEPARTMENT OF BUILDINGS ☐ COPY

## PICTURES



INTERIOR



34-07 Steinway Street, Suite 202  
Long Island City, NY 11101  
718-784-8282  
[pinnaclereny.com](http://pinnaclereny.com)

FOR MORE INFORMATION ABOUT THIS  
PROPERTY CONTACT EXCLUSIVE AGENTS:



**DAVID JUNIK**

Partner  
[djunik@pinnaclereny.com](mailto:djunik@pinnaclereny.com)  
718-371-6406



**NECHAMA LIBEROW**

Associate Broker  
[nliberow@pinnaclereny.com](mailto:nliberow@pinnaclereny.com)  
718-371-6420