

202 Sheffield Avenue

FOR SALE

East New York, Brooklyn, NY | Bet. Glenmore Ave. & Pitkin Ave.

Industrial Yard — 2,270 SF Paved & Fenced Lot



PROPERTY HIGHLIGHTS

- **2,270 SF**
Paved & fenced industrial yard
- **21' Frontage**
On Sheffield Avenue
- **Fully Paved & Fenced**
Ready for outdoor storage use
- **Auto Sales & Wrecking**
Certificate of Occupancy use
- **M3-2 Zoning**
Manufacturing district
- **FAR 2.0 Max**
Up to approx. 4,540 SF buildable
- **\$6,200 / yr**
Real estate taxes
- **2 Blocks to C Train**
Liberty Ave / Pennsylvania Ave station
- **4 Blocks to J/Z Train**
Alabama Ave station

ASKING PRICE: \$750,000

CONTACT BROKERS | Knickerbocker Realty Group LLC

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Vincent Lopez

Exclusive Agent:

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202 Sheffield Avenue

East New York, Brooklyn, NY



Paved Yard — Facing Entrance Gate



202 Sheffield Avenue

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Paved Yard — Interior View

202 Sheffield Avenue

East New York, Brooklyn, NY

THE CITY OF NEW YORK
DEPARTMENT OF BUILDINGS
CERTIFICATE OF OCCUPANCY

BOROUGH **BROOKLYN** DATE: **10/3/01** NO. **3p0010217**

This certificate supersedes C.O. NO. _____ ZONING DISTRICT **M3-2**

THIS CERTIFICATE has the new—altered—existing—building—premises located at
202 SHEFFIELD AVE Block: **3179** Lot: **23**

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED THEREIN.

PERMISSIBLE USE AND OCCUPANCY

SECTION	EXISTING FLOOR AREA SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	PERMITTED USE OR OCCUPANCY CLASS	PERMITTED FLOOR AREA SQ. FT.	PERMITTED USE OR OCCUPANCY CLASS	PERMITTED FLOOR AREA SQ. FT.	PERMITTED USE OR OCCUPANCY CLASS
O.C.	400	1	HOUSE	16	E	16	E
		3	HOUSE	16	D2	16	D2

AUTOMOBILE SALES
AUTOMOBILE WRECKING

NOTE: ALL PERFORMANCE STANDARDS
REQUIRED IN AN M3-2 ZONE WILL
BE COMPLIED WITH AS PER
Z.R. 42-252

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS
A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED
FROM THE DEPARTMENT OF BUILDINGS. THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO THE LIMITATIONS, CONDITIONS AND
NOTES HEREON, NOTED ON THE REVERSE SIDE.

[Signatures and stamps]

Certificate of Occupancy — Block 3179, Lot 23