



**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}



CLEAR HEIGHT

13'



ZONING

R3-2



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



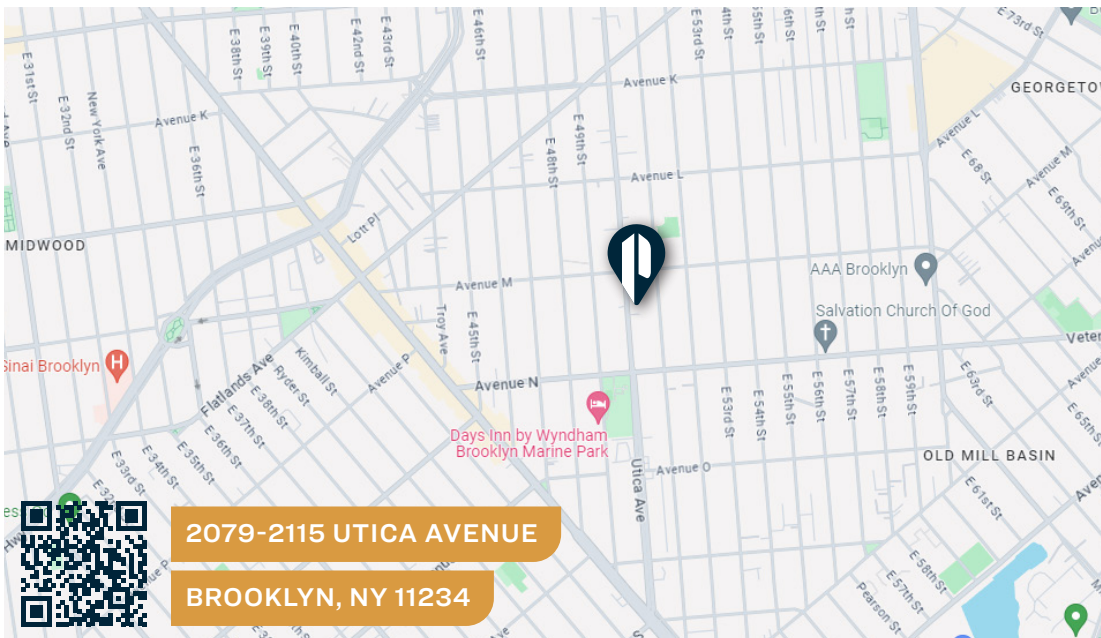
EXTERIOR



YARD



PARKING



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

Page 1 of 2

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			
For zoning lot metes & bounds, please see BISWeb.			
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

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Certificate of Occupancy

CO Number: 320332528F

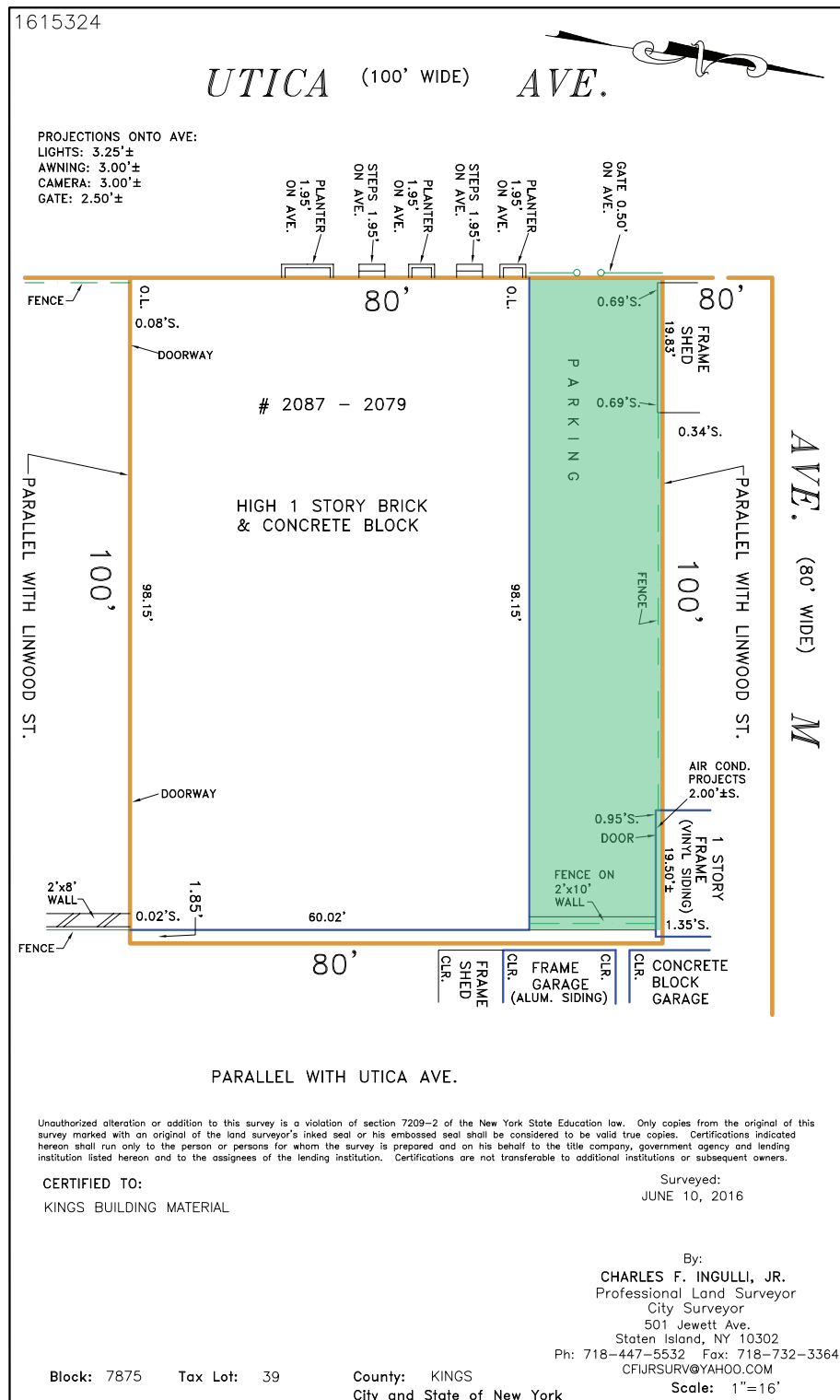
Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
OS P		OG	M		17	OPEN BUILDING 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

END OF DOCUMENT

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

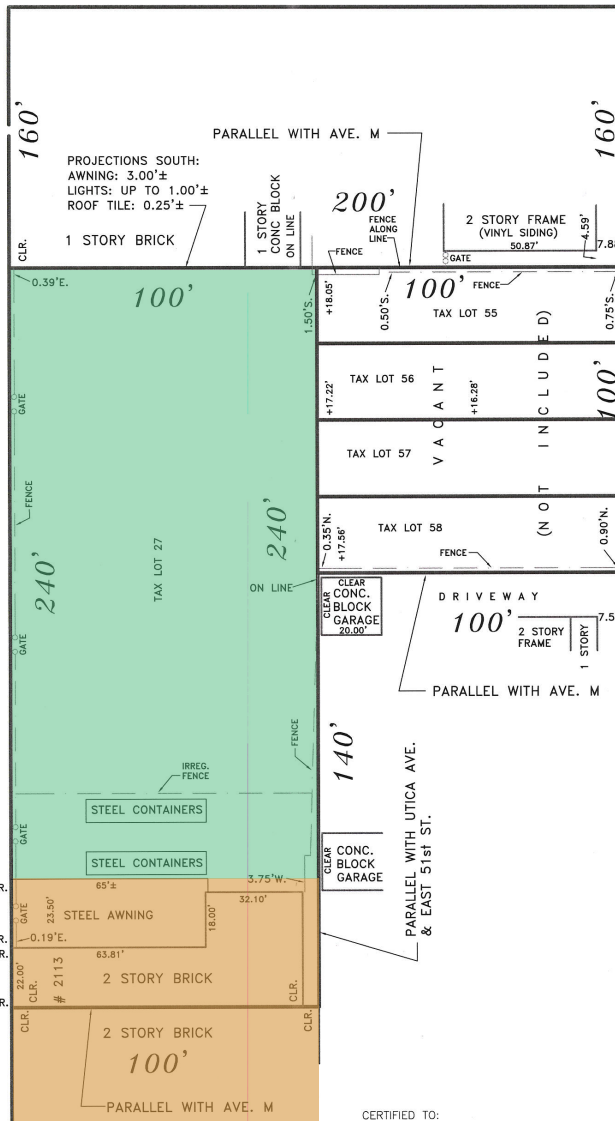


1313451
1413772

AVE. (80' WIDE) M

UTICA (100' WIDE) AVE.

PROJECTIONS ONTO AVE.:
LIGHTS: 2.50'±
SIGNS UP TO: 1.50'±



CERTIFIED TO:
ULTIMATE ABSTRACT OF NEW YORK INC.
FIRST AMERICAN TITLE INSURANCE COMPANY
VNB NEW YORK LLC,
ITS SUCCESSORS AND/OR ASSIGNS
KINGS UTICA AVENUE LLC

Unauthorized alteration or addition to this survey is a violation of section 7209-2 of the New York State Education law. Only copies from the original of this survey marked with an original of the land surveyor's inked seal or his embossed seal shall be considered to be valid true copies. Certifications indicated hereon shall run only to the person or persons for whom the survey is prepared and on his behalf to the title company, government agency and lending institution listed hereon and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.

All grades and elevations refer to NAVD88 Datum which is 1.11' below U.S. Coast & Geodetic Survey Datum.
Sewer rim and invert elevations shown thusly () will refer to Brooklyn Highway Datum which is 2.56' above U.S. Coast & Geodetic Survey Datum.
This is to certify that there are no streams or natural water courses presently in the property, as shown on this survey.

Block: 7875 Tax Lot: 27 Kings County City and State of New York

Surveyed:
OCTOBER 31, 2013
REV. MAY 14, 2014
CERTIFICATION SEPTEMBER 24, 2014

By:
CHARLES F. INGULLI, JR.
Professional Land Surveyor
City Surveyor
501 Jewett Ave.
Staten Island, NY 10302

Ph: 718-447-5532 Fax: 718-732-3364
Scale: 1"=30'



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:



DAVID JUNIK

Partner
djunik@pinnaclereny.com
718-371-6406



NECHAMA LIBEROW

Associate Broker
nliberow@pinnaclereny.com
718-371-6420