

EXCLUSIVE FOR SALE

2299 MCDONALD AVE., BROOKLYN, NY 11223

INDUSTRIAL OPPORTUNITY IN PRIME BROOKLYN LOCATION

11,076 SF LOT | 7,700 SF BUILDING + 1800 SF MODERN OFFICE SPACE



PROPERTY OVERVIEW

GREAT SPACE FOR: OWNER-USER, CONTRACTORS, AUTO REPAIR

This 7,700 SF industrial property in the heart of Brooklyn, features 1,800 SF of sleek, upgraded office space, high ceilings, dual drive-ins, a loading dock, and ample parking on an 11,076 SF lot. Great opportunity for an owner-user seeking a versatile and high-exposure property.

ACCESSIBILITY

- Located in Gravesend, this property offers direct access to the Avenue U F-Train station and easy access to the Belt Parkway.

MOVE-IN READY

PROPERTY SPECS

- TOTAL LOT SIZE: 11,076 SF
- LOT DIMENSIONS: 51.5FT X 213FT
- BUILDING SIZE: 9,500 SF
- WAREHOUSE: 7,700 SF
- CLASS A OFFICE: 1,800 SF
- SUBWAY STOP: AVENUE U - F TRAIN
- ZONING: R4, M1-1, OP
- CEILING HEIGHT: 13.5' CEILING HEIGHT
- LOADING: 1-LOADING DOCK
- DRIVE-IN: 2 DRIVE-INS
- PARKING: ON-SITE PARKING
- PROPERTY TAX: \$50,813

CONTACT EXCLUSIVE AGENTS

GUY SOLO

347-327-4001 (MOBILE)

gsolo@greiner-maltz.com

SHARONE LEVY

718-786-5050 EXT. 222

slevy@greiner-maltz.com

GREINER-MALTZ

REAL ESTATE

"CREATING OPPORTUNITIES TOGETHER"

24-09 38TH AVENUE, LONG ISLAND CITY, NY 11101 | 1-718-786-5050 | GREINERMALTZ.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.

EXCLUSIVE FOR SALE

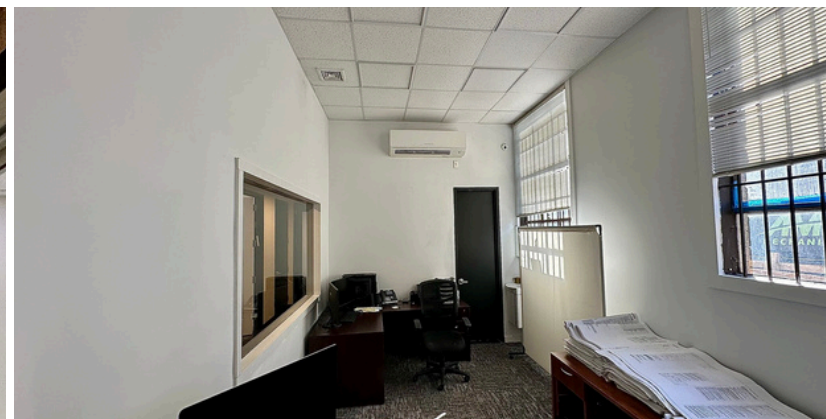
2299 MCDONALD AVE., BROOKLYN, NY 11223

THE SPACE



SLEEK WELL-LIT RECEPTION

MODERN OFFICE SPACE



DRIVE-IN INDOOR PARKING



CONTACT EXCLUSIVE AGENTS

GUY SOLO
347-327-4001 (MOBILE)
gsolo@greiner-maltz.com

SHARONE LEVY
718-786-5050 EXT. 222
slevy@greiner-maltz.com

GREINER-MALTZ

REAL ESTATE

"CREATING OPPORTUNITIES TOGETHER"

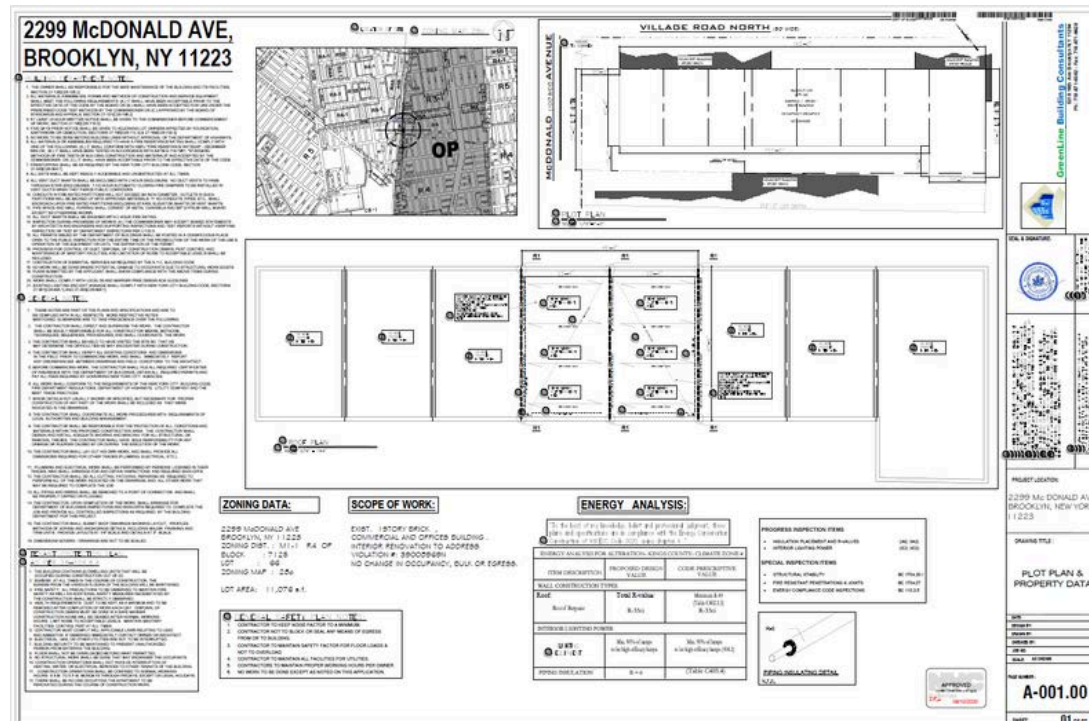
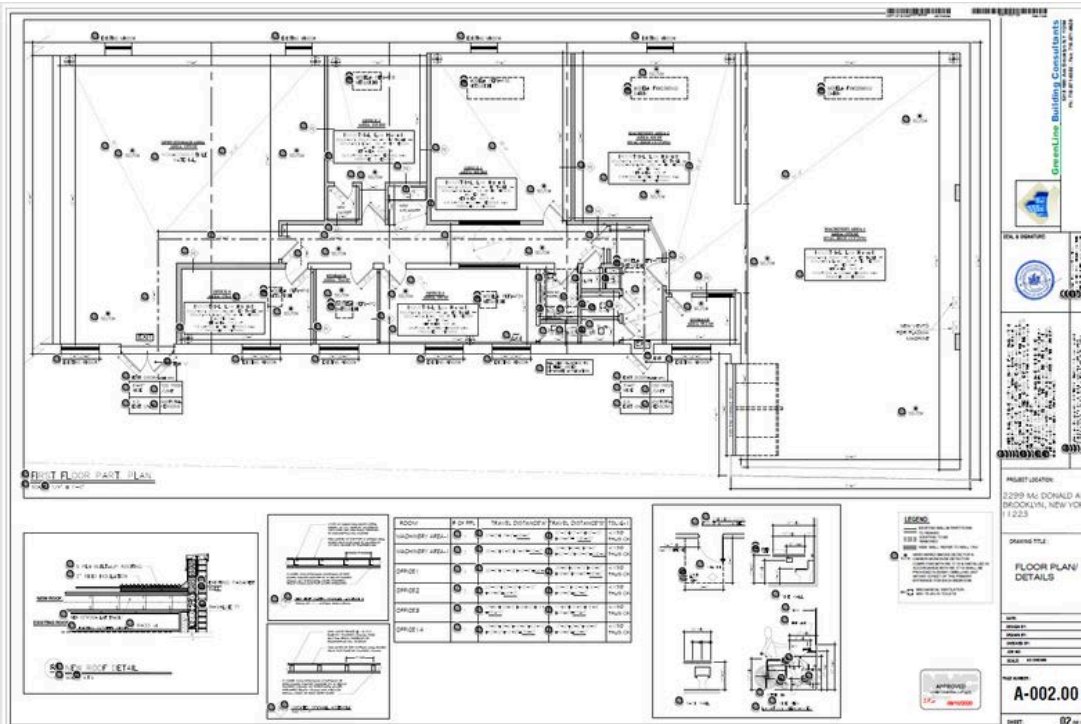
24-09 38TH AVENUE, LONG ISLAND CITY, NY 11101 | 1-718-786-5050 | GREINERMALTZ.COM

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.

EXCLUSIVE FOR SALE

2299 MCDONALD AVE., BROOKLYN, NY 11223

FLOOR PLAN



CONTACT EXCLUSIVE AGENTS

GUY SOLO
347-327-4001 (MOBILE)
gsolo@greiner-maltz.com

SHARONE LEVY
718-786-5050 EXT. 222
slevy@greiner-maltz.com

GREINER-MALTZ
REAL ESTATE
"CREATING OPPORTUNITIES TOGETHER"

24-09 38TH AVENUE, LONG ISLAND CITY, NY 11101 | 1-718-786-5050 | GREINERMALTZ.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.

CERTIFICATE OF OCCUPANCY

Form 24-C (Rev. 4/62)-0224-011016(62) 114

DEPARTMENT OF BUILDINGS

City **BOROUGH OF Brooklyn**, THE CITY OF NEW YORK

Date **OCT 13 1963** No. **185481**

CERTIFICATE OF OCCUPANCY

NO CHANGES OF USE OR OCCUPANCY NOT CONSISTENT WITH THIS CERTIFICATE SHALL BE MADE UNLESS FIRST APPROVED BY THE BOROUGH SUPERINTENDENT

This certificate supersedes C. O. No. _____

THIS CERTIFIES that the ~~2299~~ **2299-2305** ~~McDonald Avenue~~ **McDonald Avenue** building—premises located at Block **7125** LAA **66**

That the zoning lot and premises above referred to are situated, bounded and described as follows:
 BEGINNING at a point on the **east** side of **McDonald Avenue**
 distant **100** feet **south** from the corner formed by the intersection of
McDonald Avenue and **Village Road North**
 running thence **east 213'** feet; thence **south 57.27'** feet;
 thence **west 213.07'** feet; thence **north 51.54'** feet;
 running thence _____ feet; thence _____ feet;

to the point or place of beginning, conforms substantially to the approved plans and specifications, and to the requirements of the Building Code, the Zoning Resolution and all other laws and ordinances, and of the rules of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of Section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

NEC Alt. No.— **1903-1963** Construction classification— **nonfireproof**
 Occupancy classification— **Billiard Parlor** Height **1** stories, **14** feet.
 Date of completion— **const. 10-17-63** Located in **M 1 - 1 and R 3 - 1** Zoning District.
 at time of issuance of permit. **plumb. 10-15-63**

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals: _____ } (Calendar numbers to be inserted here)
 and The City Planning Commission: _____

PERMISSIBLE USE AND OCCUPANCY

Off-Street Parking Spaces _____
 Off-Street Loading Berths _____

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED	USE
First	on ground	360	billiard parlor - Use Group 8
TOTAL:- AS STATED ABOVE			

FIRE DEPARTMENT ACCOUNT #C688156 ISSUED OCTOBER 1, 1963 - (fuel oil)

 Borough Superintendent

OFFICE COPY—DEPARTMENT OF BUILDINGS

 Borough Superintendent

CONTACT EXCLUSIVE AGENTS

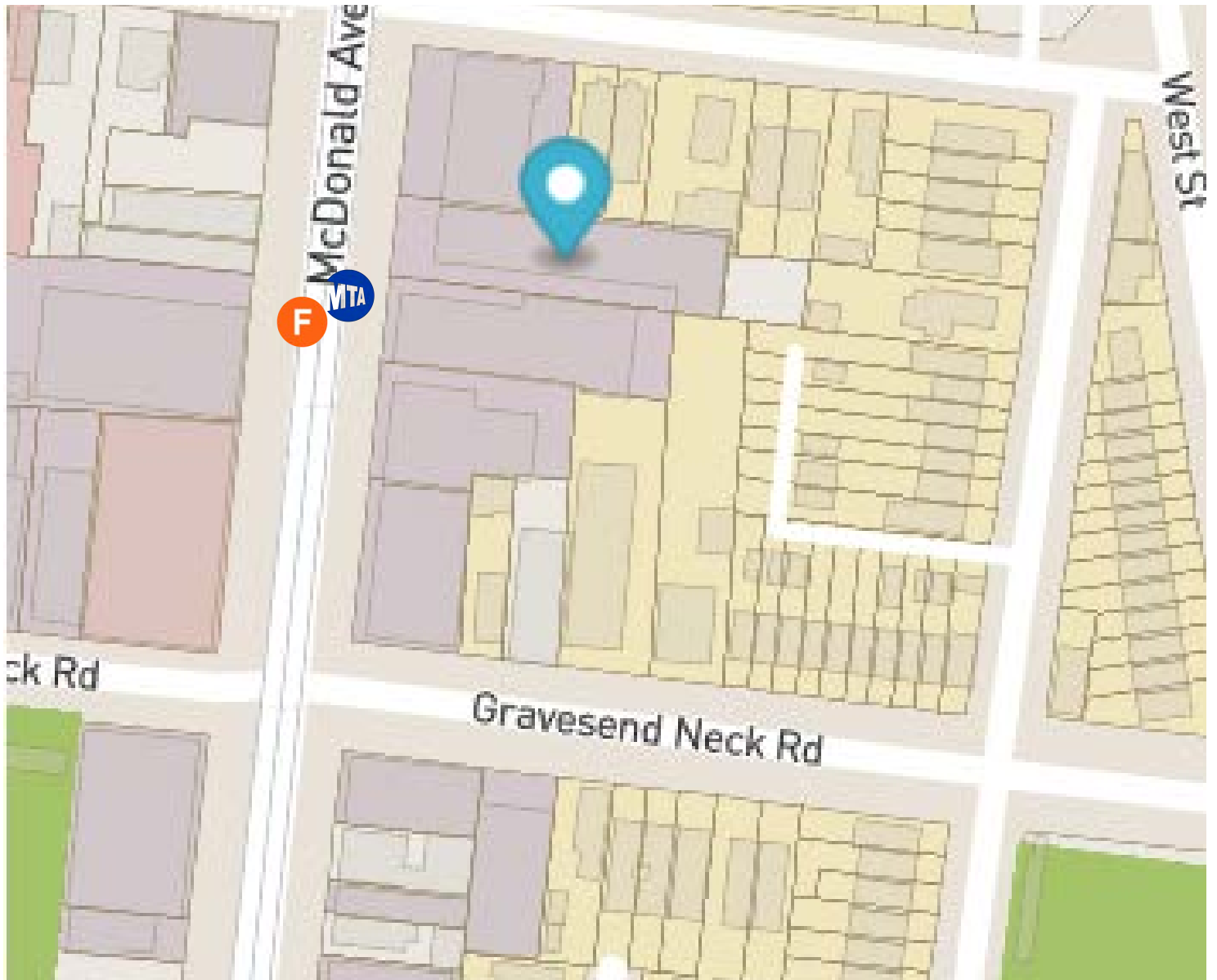
GUY SOLO
 347-327-4001 (MOBILE)
 gsolo@greiner-maltz.com

SHARONE LEVY
 718-786-5050 EXT. 222
 slevy@greiner-maltz.com

GREINER-MALTZ
 REAL ESTATE
 "CREATING OPPORTUNITIES TOGETHER"

EXCLUSIVE FOR SALE

2299 MCDONALD AVE., BROOKLYN, NY 11223



Direct access to MTA F-Train Service. It's proximity to public transportation makes it highly accessible to both employees and clients, maximizing operational efficiency.

CONTACT EXCLUSIVE AGENTS

GUY SOLO

347-327-4001 (MOBILE)

gsolo@greiner-maltz.com

SHARONE LEVY

718-786-5050 EXT. 222

slevy@greiner-maltz.com

GREINER-MALTZ

REAL ESTATE

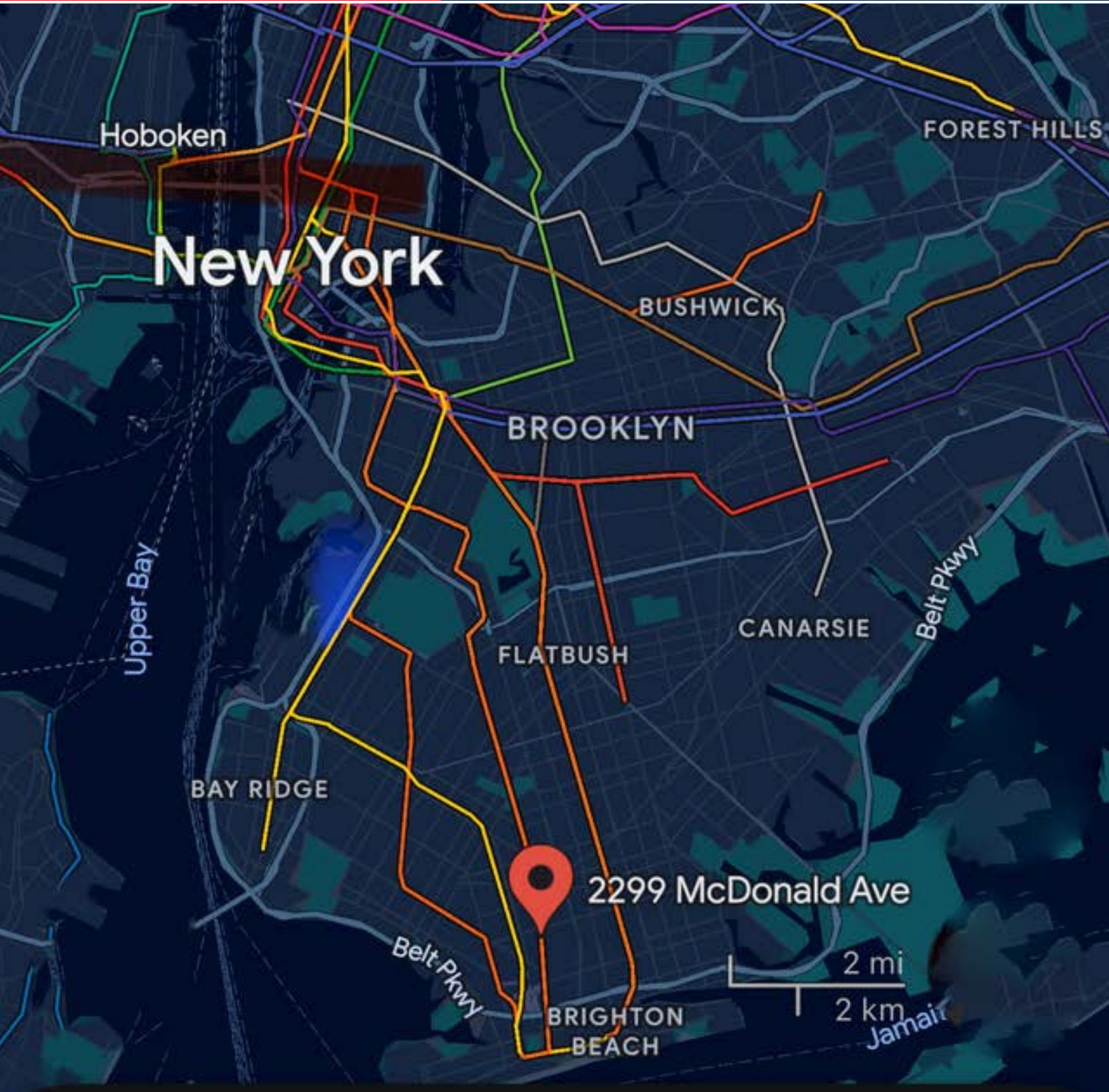
"CREATING OPPORTUNITIES TOGETHER"

24-09 38TH AVENUE, LONG ISLAND CITY, NY 11101 | 1-718-786-5050 | GREINERMALTZ.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.

EXCLUSIVE FOR SALE

2299 MCDONALD AVE., BROOKLYN, NY 11223



CONTACT EXCLUSIVE AGENTS

GUY SOLO

347-327-4001 (MOBILE)

gsolo@greiner-maltz.com

SHARONE LEVY

718-786-5050 EXT. 222

slevy@greiner-maltz.com

GREINER-MALTZ

REAL ESTATE

"CREATING OPPORTUNITIES TOGETHER"

24-09 38TH AVENUE, LONG ISLAND CITY, NY 11101 | 1-718-786-5050 | GREINERMALTZ.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.