



**PINNACLE  
REALTY**  
OF NEW YORK, LLC

EXCLUSIVE LISTING

**FOR SALE / FOR LEASE**



**44 REMSEN AVENUE**

**BROOKLYN, NY 11212**

# Rare Opportunity! 3 Street Frontage

36,300 Sq. Ft. Parking Lots with  
10,790 Sq. Ft. One Story Building.  
Owner Financing Available.

**PRICE**

**Upon Request**

**TYPE**

**Industrial / Retail / Office**



**SQUARE FT.**

**36,300** RSF



**ZONING**

**C8-2**



**CLEAR HEIGHT**

**20'**



**PARCEL ID**

**4591**  
BLOCK



**LOADING CAPACITY**

**1** Vehicle  
Lift



**10, 12, 18**  
LOT



**ELECTRIC POWER**

**200** AMPS



**ANNUAL R.E. TAXES**

**\$75,275**

**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.



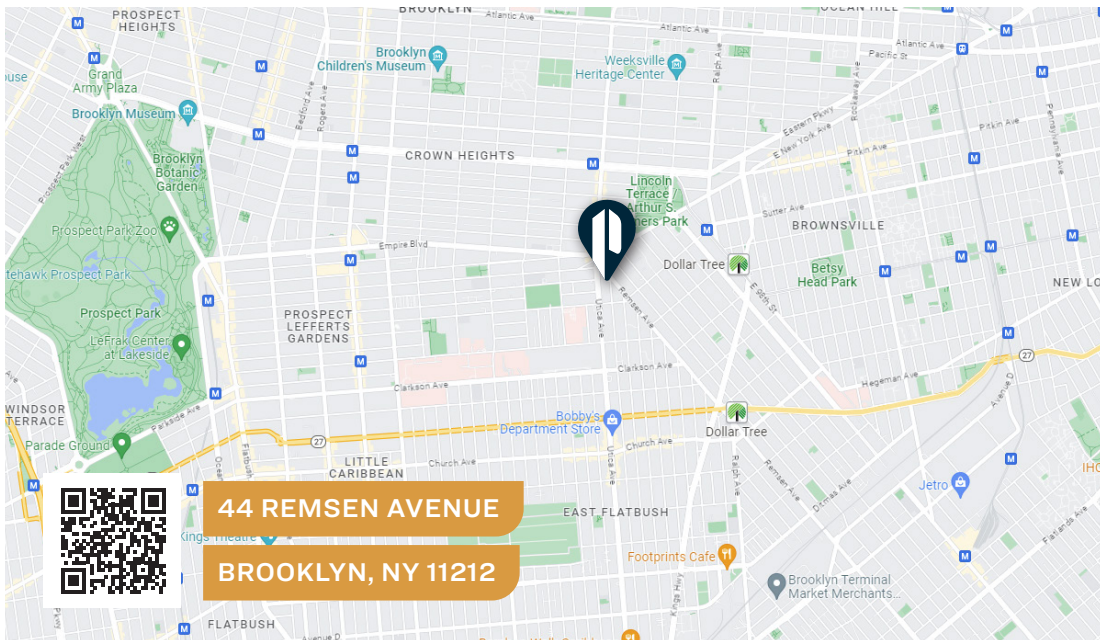
# Property Overview

## FEATURES

- Total Lot 36,000 Sq. Ft.
- Existing 10,790 Sq. Ft. One Story Building
- 20' Ceiling
- Column Free
- Electric: 3 Phase, 200 Amps
- Gas Heat
- 250+/- Ground Floor Office
- 250+/- Second Floor Office
- 1 Vehicles Lift
- 2 Gas Pumps With 4 Nozzles
- 3 Underground 10,000 Gallon Gas Tanks
- 25,000(+/-) Sq. Ft. Paved, Fenced And Lit Yard
- 2 FAR - 72,600 Sq. Ft. (Commercial)
- 4.8 FAR - 174,240 Sq. Ft. (Facility)

## IDEAL FOR

- Warehouse
- Auto Rental / Dealership
- Logistics Drop-Off Center
- Electric Vehicle Depot
- Potential Rezoning Residential Development



## TRANSPORTATION

**2 3** UTICA AVENUE  
**4 5**

**BROOKLYN  
QUEENS EXPY**  
LINDEN BLVD  
OCEAN PKWY

**LINCOLN TERRACE  
/ ARTHUR S.  
SOMERS PARK**  
PROSPECT PARK

**MTA Bus** B46: UTICA AVE/  
MAPLE STREET



34-07 Steinway Street, Suite 202 | Long Island City, NY 11101

**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.

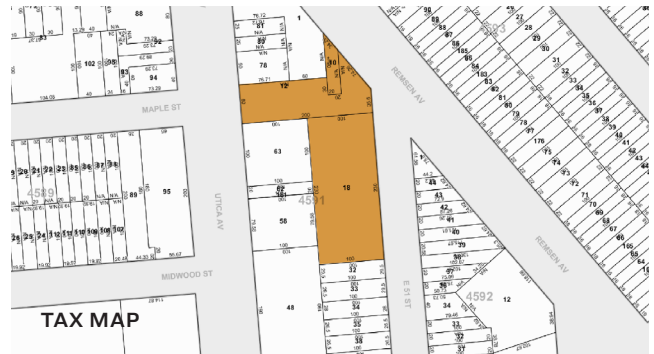
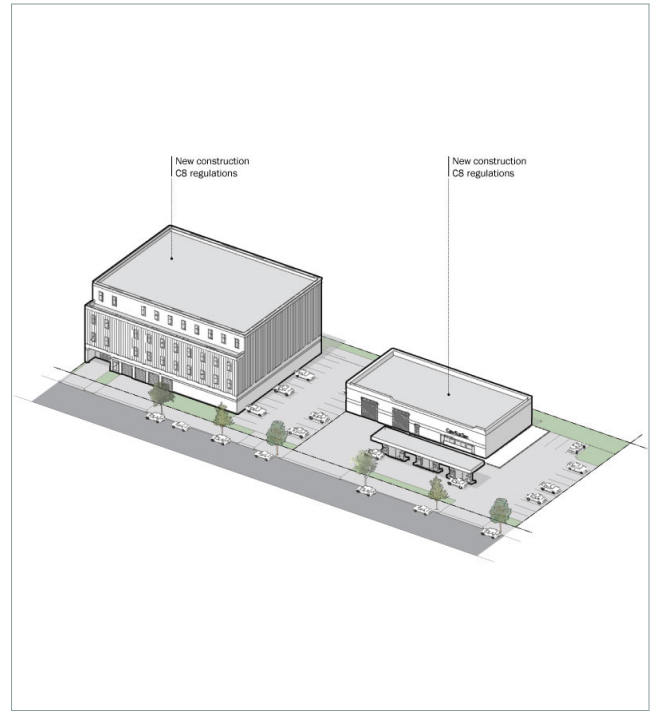
# Commercial Districts: C8

C8 districts, bridging commercial and manufacturing uses, provide for automotive and other heavy commercial services that often require large amounts of land. Parts of Bay Ridge in Brooklyn and Castleton Corners on Staten Island are mapped C8. Typical uses are automobile showrooms and repair shops, warehouses, gas stations and car washes—although all commercial uses (except large, open amusements) as well as certain community facilities are permitted in C8 districts. Housing is not permitted and performance standards are imposed for certain semiindustrial uses (Use Group 11A and 16).

C8 districts are mapped mainly along major traffic arteries, such as Boston Road and Jerome Avenue in the Bronx and Coney Island Avenue in Brooklyn, where concentrations of automotive uses have developed.

The floor area ratio (FAR) ranges from 1.0 in C8-1 districts to 5.0 in C8-4 districts.

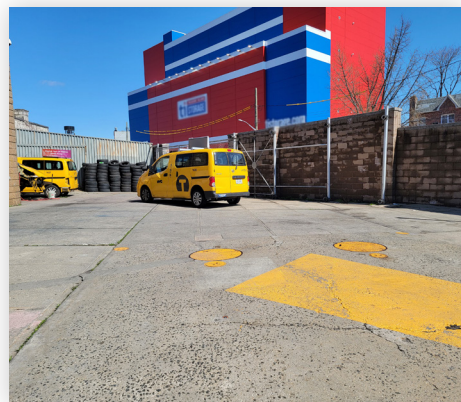
Off-street parking requirements vary with district and use. Automotive uses in C8-1 to C8-3 districts require substantial parking. C8-4 districts are usually exempt from parking requirements.



C8	GENERAL SERVICE DISTRICT			
	C8-1	C8-2	C8-3	C8-4
Commercial FAR	1.0	2.0		5.0
Residential District Equivalent	None			
Required Accessory Parking PRC-B	1 per 300 Sq. Ft.	1 per 400 Sq. Ft.	1 per 1,000 Sq. Ft.	None
Permitted Sign Regulation -surface area	6 x Street Frontage			



## PICTURES



**PINNACLE  
REALTY**  
OF NEW YORK, LLC

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

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.