



EXCLUSIVE LISTING



PINNACLE REALTY
OF NEW YORK, LLC

**44 Remsen Avenue
Brooklyn NY, 11212**

**Available for Sale
Real Estate Taxes: \$75,275**

**Rare Opportunity! 3 Street Frontage
36,300 sf Parking Lots with 10,790 Sq. Ft. One Story Building
Owner Financing Available**

Sq. Ft.	FAR	Zoning	Block	Lots
36,300 Sq. Ft.	2 FAR - 72,600 Sq. Ft. (Commercial) 4.8 FAR - 174,240 Sq. Ft. (Facility)	C8-2	4591	10, 12, 18



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

718-784-8282

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FEATURES

- ✓ Total lots 36,000 sq. ft.
- ✓ Existing 10,790 sq. ft. One story building
- ✓ 20' Ceiling
- ✓ Column free
- ✓ Electric: 3 Phase, 200 Amp
- ✓ 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 light yard
- ✓ Commercial FAR 2
- ✓ Facility FAR 4.8

Ideal For

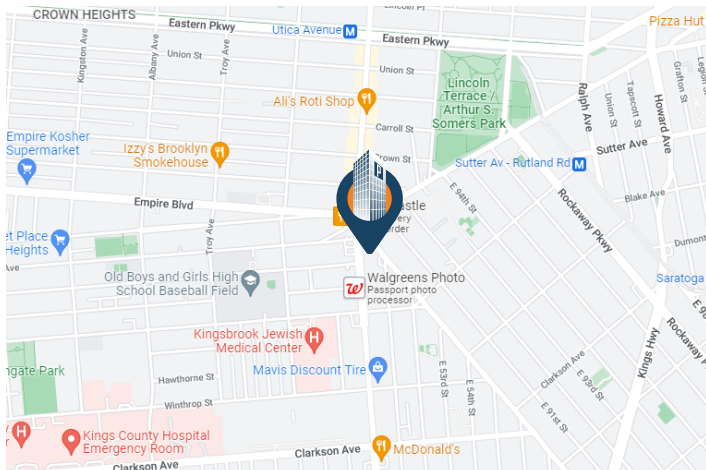
- Warehouse
- Auto rental / Dealership
- Logistics Drop-off Center
- Electric Vehicle Depot
- Potential rezoning residential development

Nearby



Lincoln Terrace / Arthur S. Somers Park

Prospect Park



Transportation



B46: Utica Av/ Maple



Utica Avenue



Brooklyn Queens Exwy (278)

Linden Blvd

Ocean Pkwy



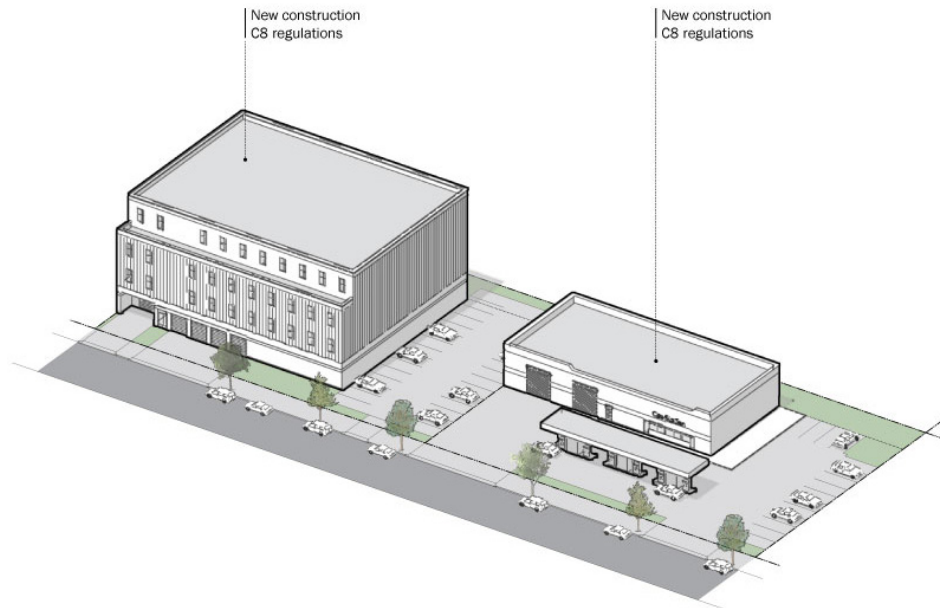
COMMERCIAL DISTRICTS: C8

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 semi-industrial 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 sf	1 per 400 sf	1 per 1,000 sf	None
Permitted Sign Regulations (surface area)	6 X street frontage			

Photos



Photos



See More Online
44 Remsen Ave,
Brooklyn, NY 11212

For More Information About This Property Contact Exclusive Agents:

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