

5268 KINGS HIGHWAY

Brooklyn, NY 11234

Kings Highway and East 53rd Street - Canarsie-Flatbush

HELLER
ORGANIZATION



CANARSIE-FLATBUSH AUTOMOBILE REPAIR SHOP BUILDING FOR SALE

DESCRIPTION:

One-story auto repair body/collision garage building - 4,900 SF
12' ceiling heights, with 6 indoor lifts plus 1 outside lift.
Outdoor advertising signage income.

Current Income: \$10,000/yr. thru 2022
Bumps to: \$10,800/yr. in 2023
LPX: 2027

LOT SIZE: 112.5'x100'i

FAR: 1.0

EXISTING BUILDING:
4,900 SF

2018/2019 RE TAX:
\$16,590

ZONING: M1-1

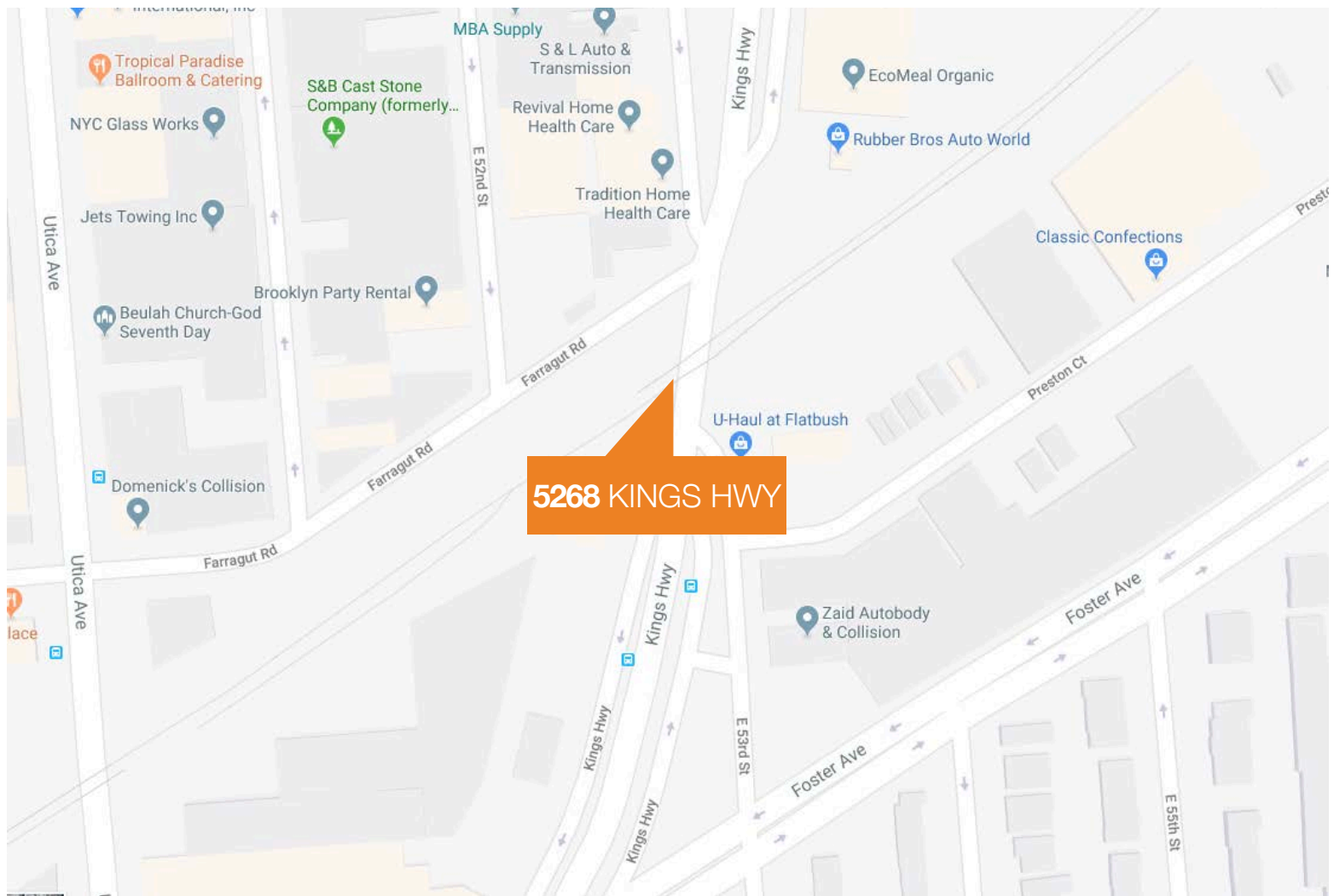
MORTGAGE:
Delivered Free and Clear

ASKING \$1,500,000 – OWNER FINANCING POSSIBLE

EXCLUSIVELY REPRESENTED BY:

Louis Moskowitz 917.671.6844 lou@hellerorg.com
Scott Heller 212.366.5034 scott@hellerorg.com

AREA MAP



- FAMILY OWNED AND OPERATED DIAGNOSTIC AUTO CENTER FOR SALE
- BUSINESS CONTINUOUSLY OPERATED AT CURRENT LOCATION SINCE 1947
- 6 INSIDE LIFTS, 1 OUTSIDE LIFT, INSPECTION MACHINE AND A LARGE FENCED PARKING
- LAMAR OUTDOOR ADVERTISING SIGNAGE INCOME THRU 2027
- VIRTUALLY ANY AUTOMOTIVE USE ALLOWABLE PER CofO
- OWNER RETIRING

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CERTIFICATE OF OCCUPANCY

201263

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. ~~XXXXXXXX~~
 THIS CERTIFIES that the ~~new~~ ~~existing~~ building premises located at Block **7969** Lot **60**
5262/5274 Kings Highway

That the zoning lot and premises above referred to are situated, bounded and described as follows:
 BEGINNING at a point on the **west** side of **Kings Highway**
 distant **188'2"** feet **south** from the corner formed by the intersection of
Kings Highway and **Farragut Road**
 running thence **south 112'64"** feet; thence
 hence **northeast 150'6-3/8"** feet; thence
 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 646e of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

Permit No. **MB 9-1968** Construction classification **nonfireproof class 3**
 Occupancy classification **see occupancy below** Height **1** stories, **13** feet.
 Date of completion **const. 12-17-68** Located in **M 1 - 1** Zoning District.
 at time of issuance of permit. **plumb. 11-6-68 - P. S. 2-26-69**

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

PERMISSIBLE USE AND OCCUPANCY

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

| STORY | LIVE LOADS Lbs. per Sq. Ft. | PERSONS ACCOMMODATED | USE |
|-------|--------------------------------|-------------------------|--|
| First | ground | 5 | rebuilding of engines (Use Group 17) Auto repairs - engine repairs (Use Group 16) Body and fender work, auto washing, sales of new and used cars. |

TOTAL:- AS STATED ABOVE

AUTO REPAIRS, INCLUDING OXYGEN ACETYLENE AND ELECTRIC WELDING - NOT MORE THAN TWO (2) QUARTS PER DAY SPRAYING AND NOT MORE THAN TWENTY (20) GALLONS OF PAINT STORED ON PREMISES.

PERFORMANCE STANDARDS OF M 1 ZONE TO BE COMPLIED WITH

Sewage Disposal: _____ Discharge Into Either
 Sanitary Drainage: (DOES) (DOES NOT) Sanitary or Combined Sewer

Storm Drainage _____ Discharge Into Either
 (DOES) (DOES NOT) Storm or Combined Sewer

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