

**FOR SALE**

**2,500 SF Warehouse**

**733 Livonia Avenue**

(b/t Bradford Street & Miller Avenue)

**East New York, Brooklyn**



**Description:**

Dimensions: 25' x 100'  
13' Ceiling Height  
Office  
225 Amps

Retail Exposure  
One Overhead Drive-In Gate  
Gas Heat  
Cert. of Occup. for "Warehouse"

**Subway:**

One Block from the Van Siclen Avenue / Livonia Avenue **3** Subway Station

**Asking Price:**

\$5,500.00 per Month

**Vincent Lopez**  
Exclusive Agent:  
**917-523-5772**  
[vlopez@krgnyc.com](mailto:vlopez@krgnyc.com)

**Jacques Wadler**  
Exclusive Agent:  
**516-650-1123**  
[jwadler@krgnyc.com](mailto:jwadler@krgnyc.com)

**733 LIVONIA AVENUE, EAST NEW YORK, BROOKLYN**

**KRG**





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ALL INFORMATION IS FROM SOURCES DEEMED RELIABLE, BUT SUBJECT TO: ERRORS, CHANGES WITHOUT NOTICE, PRIOR SALE OR LEASE, WITHDRAWAL WITHOUT NOTICE. ALL MEASUREMENTS ARE APPROXIMATE

606 MILLER AVE

## NYC BUILDINGS

### CERTIFICATE OF OCCUPANCY

BOROUGH Brooklyn

DATE MAY 18 2004  
MAY 18 2004

NO. 301384419

This certificate supersedes C.O.NO

THIS CERTIFIES that the new-altered-existing-building-premises located at

606 to 616 MILLER AVE. , 727 to 743 LIVONIA AVE.

Block 3810

Lot 48 & 50

ZONING DISTRICT C2-2 IN R6

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 HEREIN.

#### PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS. PER SQ.FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
FIRST	OG	6			16	Comm.	Warehouse, loading & unloading, accessory offices, parking & storage of 5 motor vehicles & outdoor sale and display of more than 5 used motor vehicles.

Zoning Declaration recorded at County Clerk's office. New recorded document numbers are as follows:  
Exhibit 1: #2004032200276001  
Exhibit 3: #2004032200276002  
Exhibit 4: #2004032200276003  
Exhibit 5: #2004032200276004  
This Certificate of Occupancy signifies a range of addresses. These addresses are 606 to 616 Miller Ave & 727 to 743 Livonia Ave. These addresses belong to one (1) building.

OPEN SPACE USES parking of motor vehicles

(SPECIFY - PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS  
A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED

THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND SPECIFICATIONS NOTED ON THE REVERSE SIDE.

*[Signature]*  
Borough Superintendent

*[Signature]*  
Commissioner

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