



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR LEASE



9102 CHURCH AVE / 537 EAST 91ST ST

BROOKLYN, NY 11236

Former School Building with Yard for Lease in East Flatbush

Ideal for Educational,
Medical & Community Uses

Type

Community Facility / Education

SQUARE FOOT



20,568 BUILDING

7,200 YARD



ZONING

R5

PARCEL ID



4712

BLOCK



36, 42

LOT

PRICE

Upon Request

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

- Lot SF: 12,801
- Building SF: 20,568
- Yard SF: 7,200

Ground Floor (12,801 Sq. Ft.)

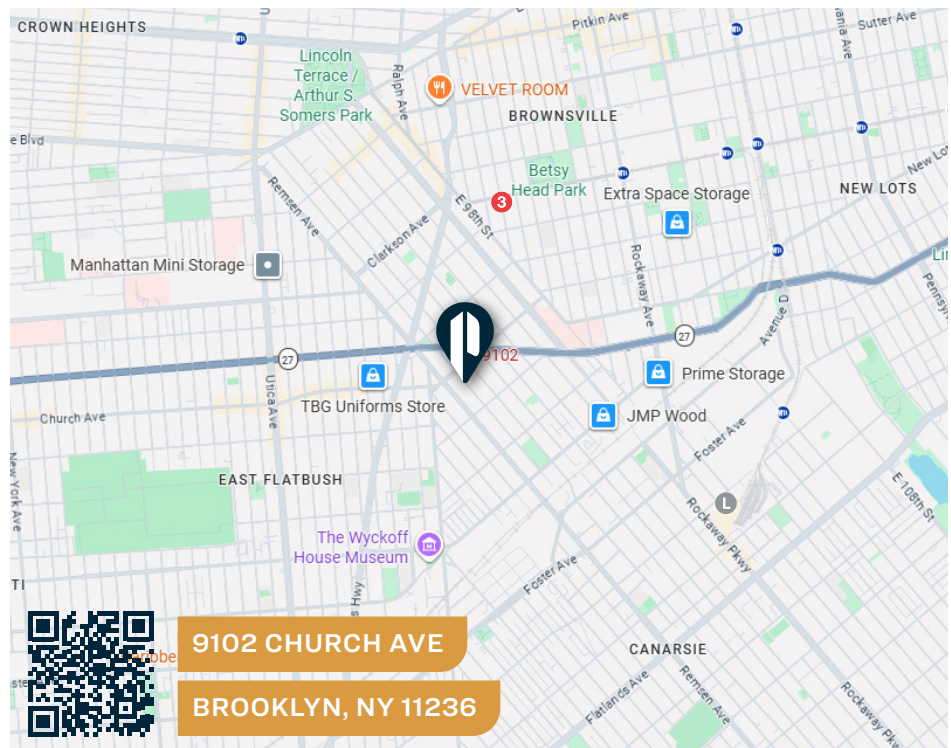
- 11 Classrooms
- Administration Offices

Lower Level (7,767 Sq. Ft.)

- Storage
- Dining Room
- 2 Classrooms
- Located in the established East Flatbush neighborhood with strong surrounding residential density

Ideal for

- Charter or Private Schools
- Early Childhood Education
- Religious Institutions
- Medical or Rehabilitation Facilities
- Community Centers
- Non-profit Organizations
- Vocational Training Centers
- Adult Education



TRANSPORTATION

3 SARATOGA AVE

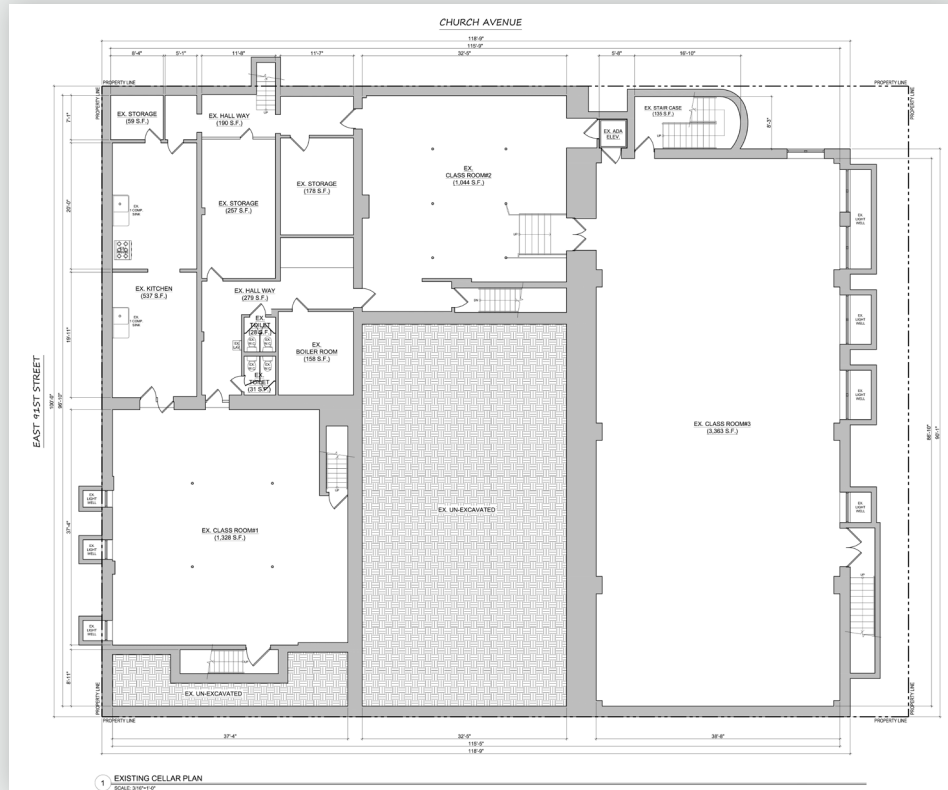
**BELT PARKWAY
GOWANUS EXPY**

**JACKIE
ROBINSON
PKWY**

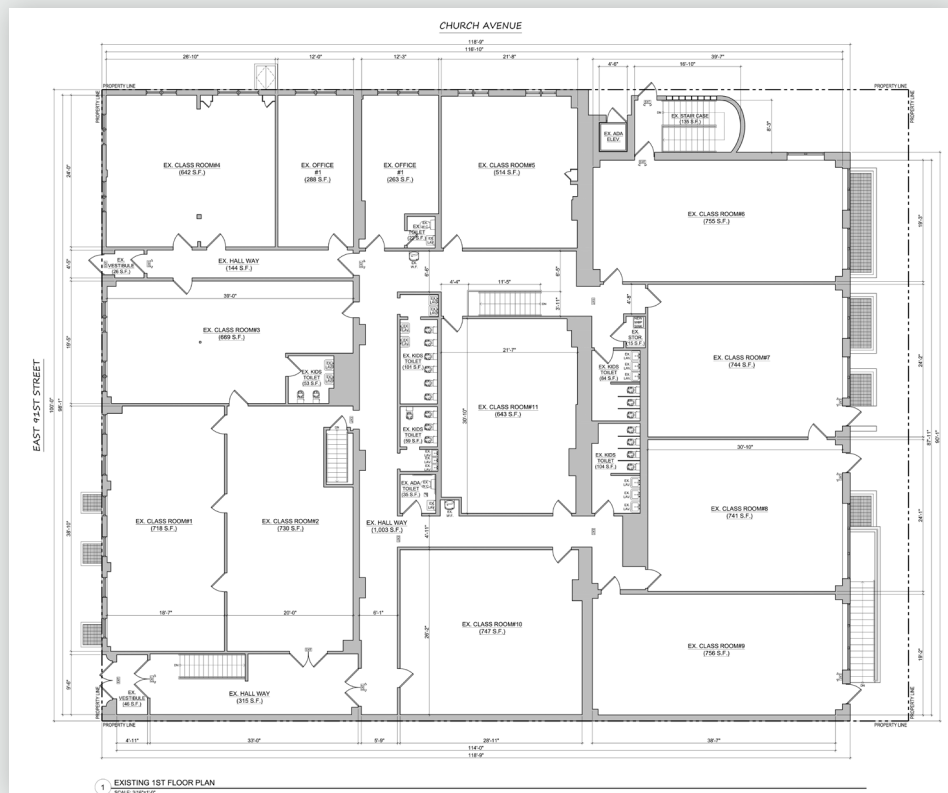
MTA Bus **B8, B35:
CHURCH AVE/
E 93 ST**

**B17:
REMSEN AVE/
CHURCH AVE**

FLOOR PLAN — LOWER LEVEL



FLOOR PLAN — FIRST FLOOR



CERTIFICATE OF OCCUPANCY

THE CITY OF NEW YORK
DEPARTMENT OF BUILDINGS
CERTIFICATE OF OCCUPANCY.

BOROUGH BROOKLYN **DATE** OCT 08 2004 **NO.** 300798411

This certificate supersedes C.O. NO. _____ ZONING DISTRICT R-5
THIS CERTIFIES that the ~~new~~ altered-existing-building-premises located at
9102 Church Avenue Block 4712 Lot 36
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
Cellar	OG				3	G	Boiler room, Dining room. Kitchen, Open cellar & Ordinary uses, Multi- xRxx Purpose inconjunction with school
First Floor	75/120	285			3	G	School- Kindergarten & Elementary

OPEN SPACE USES _____
(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** **BKLN-3**

☐ ORIGINAL ☐ OFFICE COPY - DEPARTMENT OF BUILDINGS ☐ COPY

PICTURES



34-07 Steinway Street, Suite 202
Long Island City, NY 11101
718-784-8282
pinnaclereny.com

FOR MORE INFORMATION ABOUT THIS
PROPERTY CONTACT EXCLUSIVE AGENTS:



DAVID JUNIK

Partner
djunik@pinnaclereny.com
718-371-6406



NECHAMA LIBEROW

Associate Broker
nliberow@pinnaclereny.com
718-371-6420