



REAL ESTATE
ADVISORS



1490 MCDONALD AVENUE, BROOKLYN, NY 11204

1490 MCDONALD AVENUE

BROOKLYN, NY 11204



REAL ESTATE
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**FOR MORE INFORMATION,
PLEASE CONTACT EXCLUSIVE AGENTS**

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PROPERTY OVERVIEW

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PROPERTY OVERVIEW

B6 Real Estate Advisors is pleased to announce that it has been retained on an exclusive basis to arrange for the sale of 1490 McDonald Avenue, a single-story warehouse with an extensive commercial and community facility development opportunity located in the flourishing Midwood/Borough Park neighborhood of Brooklyn.

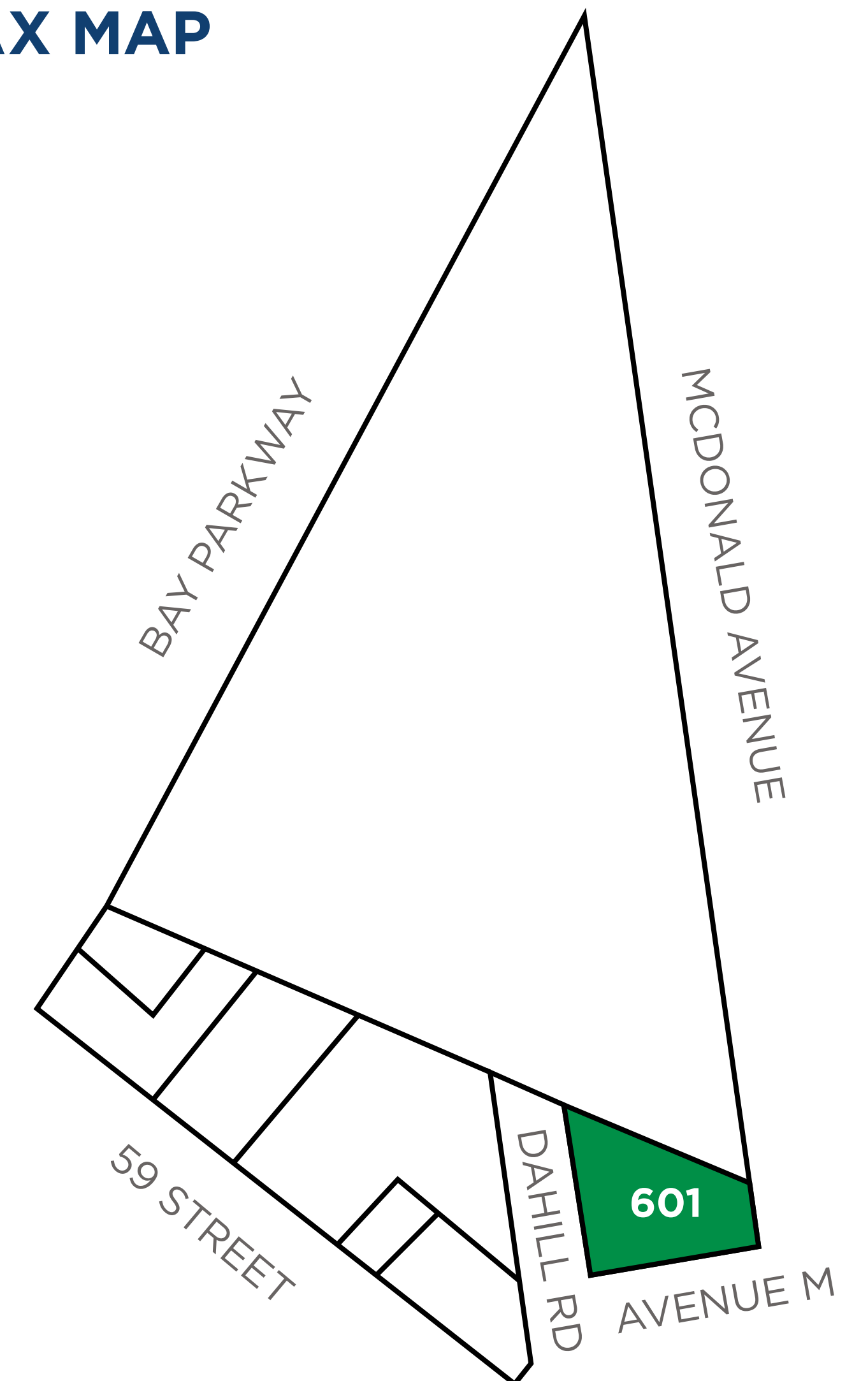
The subject property is an amazing opportunity for investors, developers, and operators alike to acquire, 30,000 SF of valuable industrial space in south central Brooklyn.

INVESTMENT HIGHLIGHTS

- 1490 McDonald Avenue is 30,000 square foot single story warehouse
- Fully Sprinklered with 22-foot-high ceilings
- 9 loading docks | 15 parking spaces
- 2,000 SF of mezzanine office space
- Within C8-2 zoning, offering a total commercial buildable of 55,822 square feet, as-of right
- Community facility development would increase max FAR to 4.80, for a total of 133,972 buildable SF
- Public transportation is just steps away at the Avenue **N** Station **F** train
- Potential to add an additional 8,000 SF to the lot, increasing the community facility development to 172,000 buildable square feet (please inquire)
- 1497 McDonald Avenue is also for sale - 6,000 SF single story warehouse located directly across McDonald Ave

ASKING PRICE:
\$14,000,000

TAX MAP



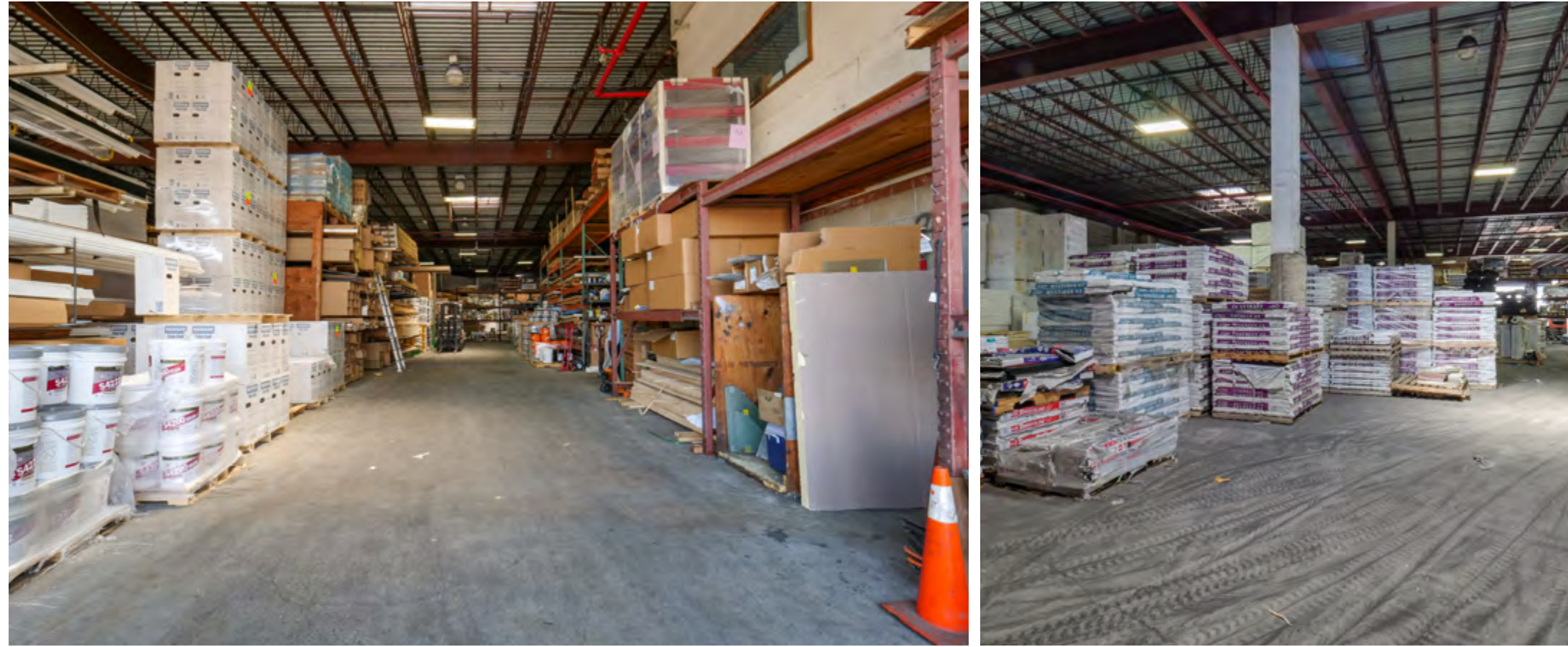
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PROPERTY INFORMATION

Address:	1490 McDonald Ave, Brooklyn, NY 11204
Location:	North west corner of McDonald Ave and Avenue M
Block:	5495
Lot:	601
Lot Dimensions:	200' x 200.5' (approx.)
Lot SF	27,911

BUILDING INFORMATION

Building Dimensions:	200' x 200' (approx.)
Stories:	1
Gross Square Footage:	29,550 (approx.)

DEVELOPMENT RIGHTS

Zoning:	C8-2
As-of Right FAR	2.00
As-of Right Buildable SF	55,844 (approx.)
Community Facility FAR:	4.80
Community Facility Buildable SF	134,026 (approx.)

Assessment (21/22):	\$779,850
Tax Rate:	10.6940%
Taxes: (21/22):	\$83,397



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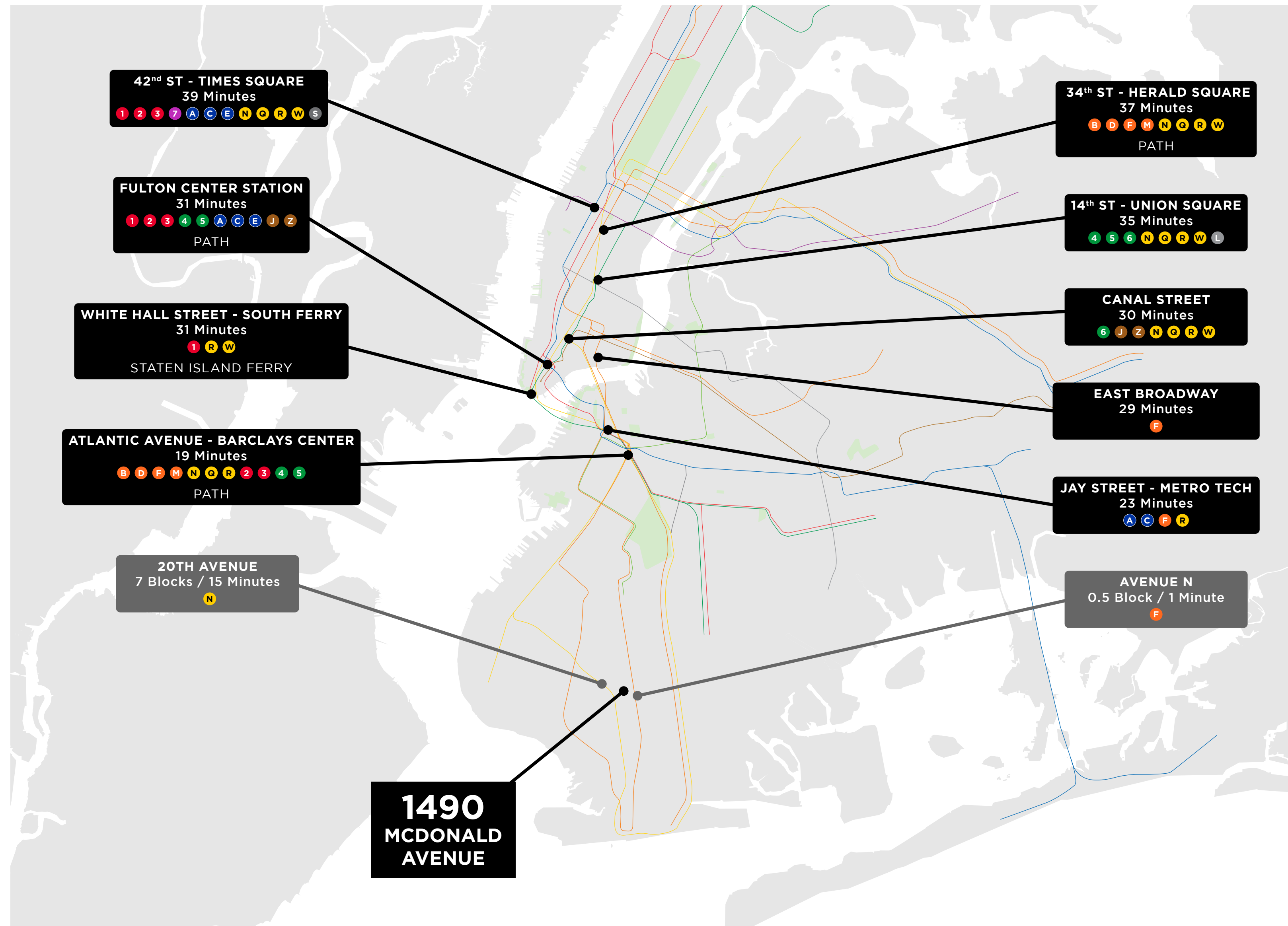
The subject property is a 19-minute train ride to Downtown Brooklyn and 30 minutes from Manhattan.

1490 McDonald is conveniently located just steps from the **F** train at Avenue N station and within close proximity to the N train at 20th Avenue Station.

Additionally, residents can travel by bus with the B9, B6, providing direct connections throughout Brooklyn that are conveniently located within walking distance from the property.

For truck/car transportation, the property provides easy access to Manhattan via the Hugh L. Carey Tunnel, Brooklyn Bridge, and Manhattan Bridge. The property is ideally situated near the Prospect Expressway, accessible within 3 miles of the property, connecting to most major thoroughfares in Brooklyn and Queens. This is a perfect location for occupants to seamlessly ship/receive products throughout the Tri-State.

The three major metropolitan airports, John F. Kennedy (15.3 mi), LaGuardia (16.5 mi), and Newark (20 mi) are in the immediate Metropolitan area.



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RETAIL MAP

MIDWOOD, BOROUGH PARK

Midwood is an emerging south central Brooklyn neighborhood that has become increasingly popular among investors, developers, and young professionals. Midwood is located west of Flatbush, bounded by Foster Avenue to the north, Avenue P to the south, between Nostrand and McDonald Avenue east to west. Founded by Dutch colonist in 1652, Many residents refer for Midwood as a part of the “Flatbush” neighborhood. Flatbush is best known for its deep-rooted multicultural history. This Brooklyn neighborhood is a true melting pot of cultural diversity, represented by heavy enclaves of Asian, Central American, Jewish, Pakistani, and West Indian populations. Accompanying this diversity is a variety of authentic cuisines from around the world. On Flatbush Avenue, the main retail corridor you will find patrons dining at a variety of delicious Caribbean, Mexican, and Asian inspired restaurants. Over the last several years the latest wave of cultural influences to emerge is from young media professionals, that are now calling Flatbush home. With affordable rents and convenient transportation options to NYC, many people are relocating to Flatbush when they are priced out of Manhattan or other Brooklyn neighborhoods like Cobble Hill and Williamsburg. Flatbush is one of Brooklyn’s most architecturally diverse neighborhoods, prewar walkup to elevator apartment buildings to historic Victorian and Colonial homes nestled on tree lined blocks, Flatbush has a home for everyone.



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MIDWOOD, BOROUGH PARK

CULTURAL & NOTABLE ATTRACTIONS

Kings Theatre: After undergoing a two -yearlong \$95M renovation, the Kings Theatre reopened its doors on February 3, 2015. The famed theatre has been restored to its original 1929 design, complete with vintage paint schemes, original carpet patterns and historic lighting fixtures. The transformation of this historic venue is a precursor of what is in store for Flatbush.

Brooklyn Center for the Performing Arts: is a world class performance venue located on the campus of Brooklyn College. This space has been the focal point of Flatbush’s emerging culture since opening in 1954. The center welcomes over 70,000 people annually and has hosted world renowned performers such as Luciano Pavarotti, Isaac Stern and Ray Charles. The core mission is to “introduce young people to the performing art, enhance their creativity and expose them to new cultural ideas”.

Brooklyn College is a City University of New York located on the border the Flatbush and Midwood neighborhoods. The school currently has 17,803 students with an endowment of \$84M. Brooklyn College is a staple in the community offering employment opportunities while boosting the local economy.

RECREATIONAL OPTIONS

Central Brooklyn is home the borough’s second largest public park. Prospect Park is a 526 - acre green space situated between the neighborhoods of Flatbush, Park Slope, Prospect Lefferts Gardens and Windsor Terrace. Flatbush’s access to Prospect Park offers residents with a wide variety of educational and recreational activities. 12-acres of the park is dedicated to a zoo that houses 630 animals representing 101 species. Other attractions and activities include seven baseball fields, Prospect Park Track Club, Prospect Park Women’s Softball League and pedal boating. The park is also host to a number of concerts series, most renowned is The Bandshell’s Celebrate Brooklyn Performing Arts Series that showcases artists from around the world.

TRANSPORTATION

An appeal to many Flatbush residents is the abundance of public transportation options. Flatbush is conveniently serviced by the New York City Subway **B**, **Q**, **2**, and **5** trains.

RETAIL

The three-way intersection of Flatbush, Nostrand and Avenue H known as “The Junction” has been developed into a large shopping center / mall. The retail corridors surrounding the Junctions are lined with restaurants, discount stores, shops, churches, clothing stores and hair salons. This shopping district also has national retail tenants such as Target, Nike, Men’s Warehouse and David’s Bridal.



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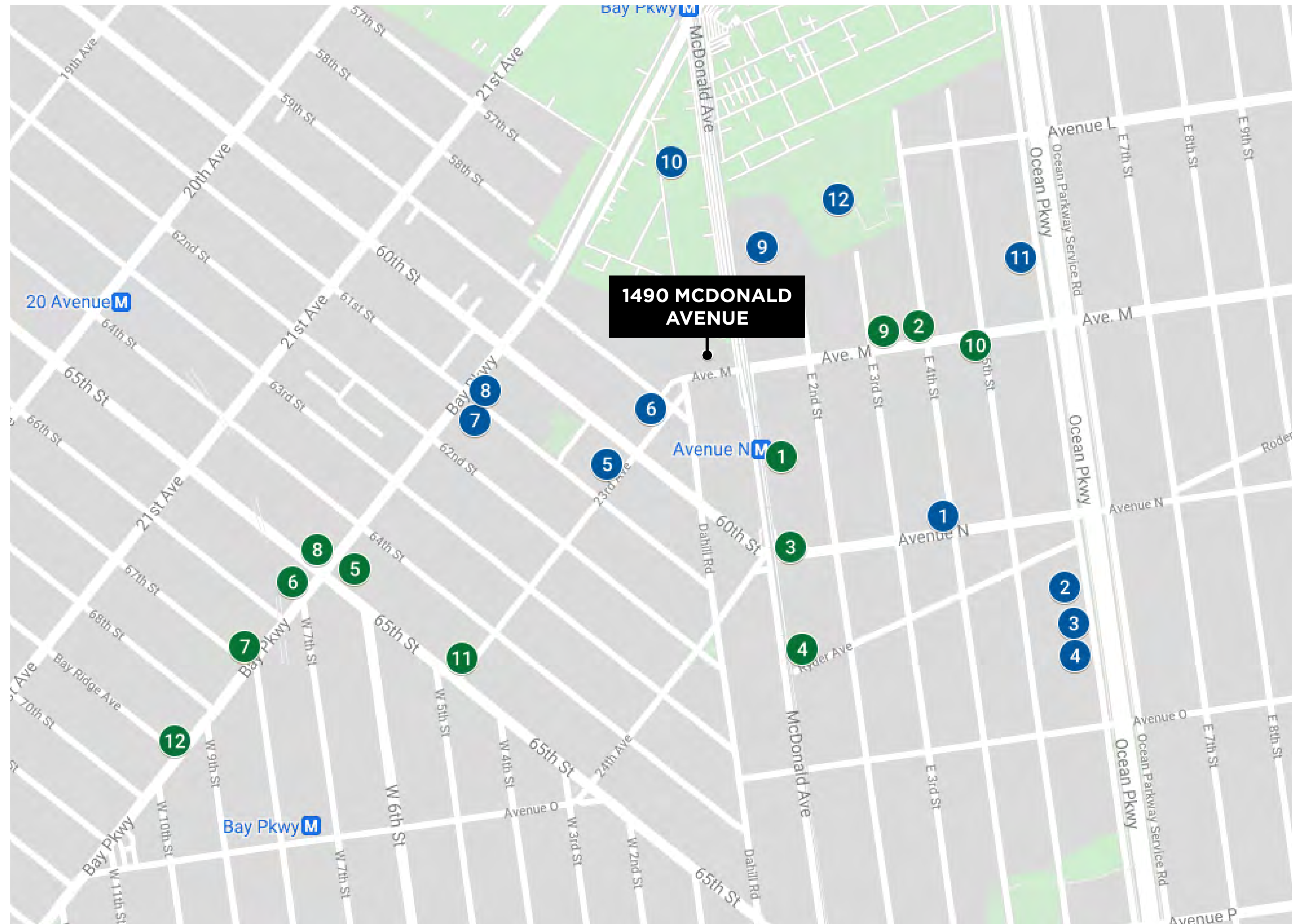
RETAIL MAP

LIFESTYLE AND RESTAURANTS

- 1 World Spa
- 2 Moisha's Supermarket
- 3 Vinnies Luncheonette
- 4 Las Banderas
- 5 Popeyes Louisiana Kitchen
- 6 Carvel
- 7 McDonald's
- 8 Pizza Daddy
- 9 Sushi Bleu
- 10 Schreiber's Homestyle Bakery
- 11 Djerdan Burek
- 12 Rimini Bakery

CULTURE AND ENTERTAINMENT

- 1 Avenue N Jewish Center
- 2 Persian Congregation-Flatbush
- 3 Kehal Bnei Torah
- 4 Yeshiva of Brooklyn Elementary Girls Division
- 5 P.S. 226 Alfred De B Mason
- 6 Brooklyn Public Library - Ryder Branch
- 7 St. Athanasius Roman Catholic Church
- 8 Bishop Kearney Hs Conv Sr
- 9 Sid Luckman Field
- 10 Washington Cemetery
- 11 Northwell Health Physician Partners Cardiology
- 12 Friends Field



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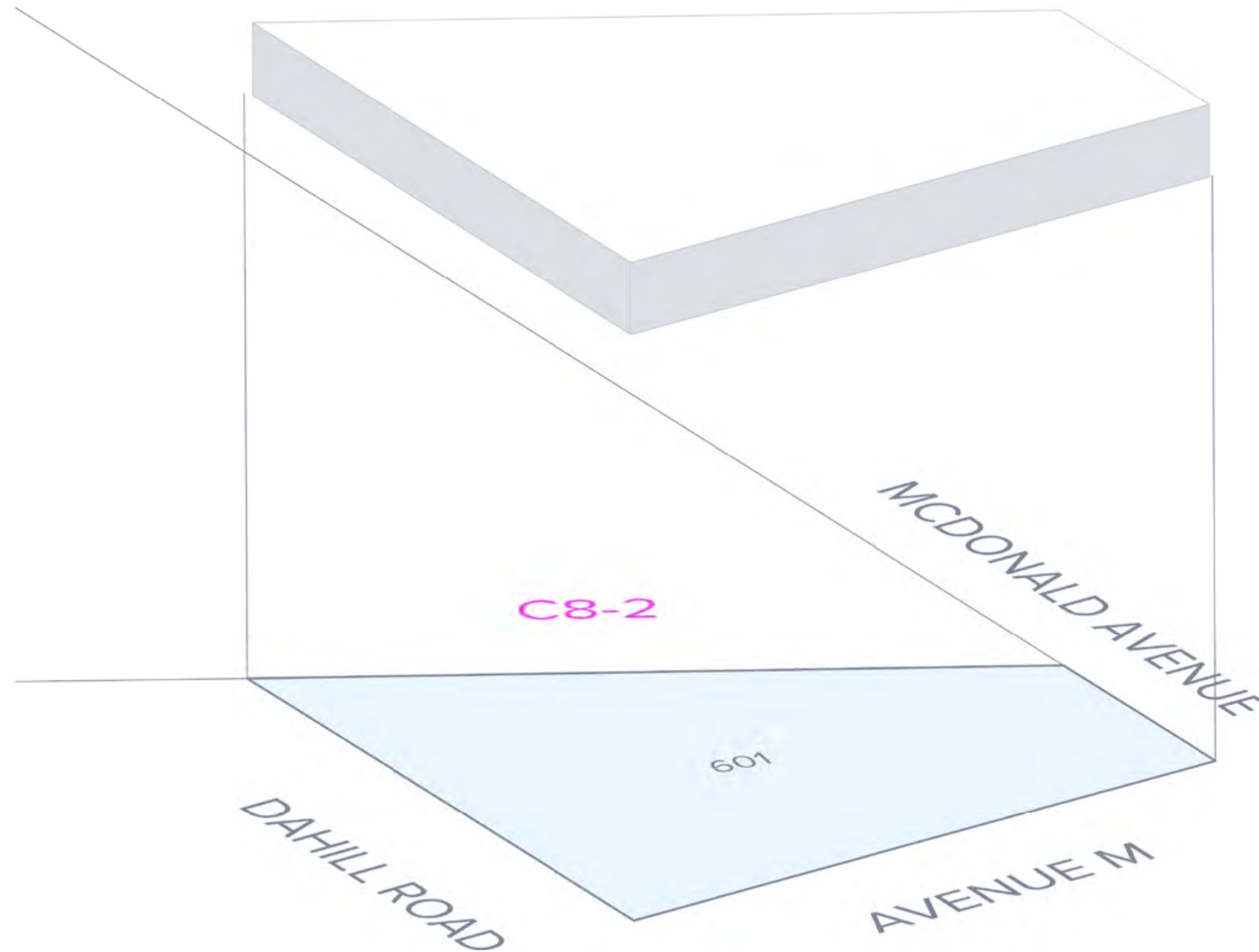
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RIGHTS	ZFA	FAR	PROPOSED	ZFA	HEIGHT
Residential	0	0.00	Commercial	33,534	15'/fl
Commercial	55,842	2.00	Commercial (Gnd)	22,337	15'
Community Fac.	134,021	4.80	Total	55,871	45'
Manufacturing	0	0.00			

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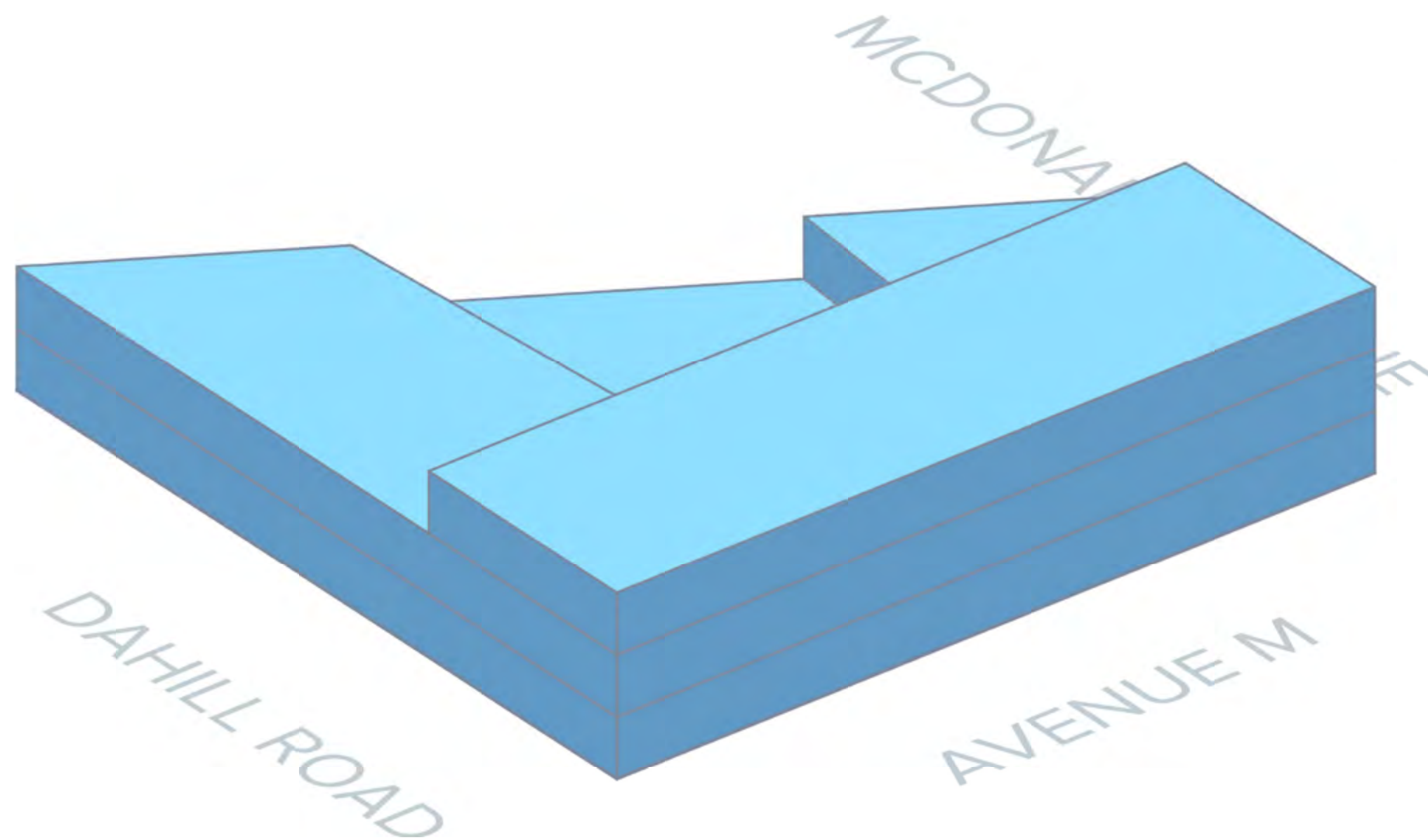
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SCENARIO 1: COMMERCIAL



RIGHTS	ZFA	FAR	PROPOSED	ZFA	HEIGHT
Residential	0	0.00	Commercial	33,534	15'/fl
Commercial	55,842	2.00	Commercial (Gnd)	22,337	15'
Community Fac.	134,021	4.80	Total	55,871	45'
Manufacturing	0	0.00			

STACKING CHART

FLOOR	USE	FL TO FL (ft)	ELEV. (ft)	GFA	ZFA	ZFA%	NFA	NFA%
Roof			45.0					
3	Commercial	15.0	30.0	12,631	11,999	95%	10,357	82%
2	Commercial	15.0	15.0	22,668	21,535	95%	18,588	82%
1	Commercial	15.0	0.0	27,921	22,337	80%	20,941	75%
TOTAL				63,220	55,871		49,886	

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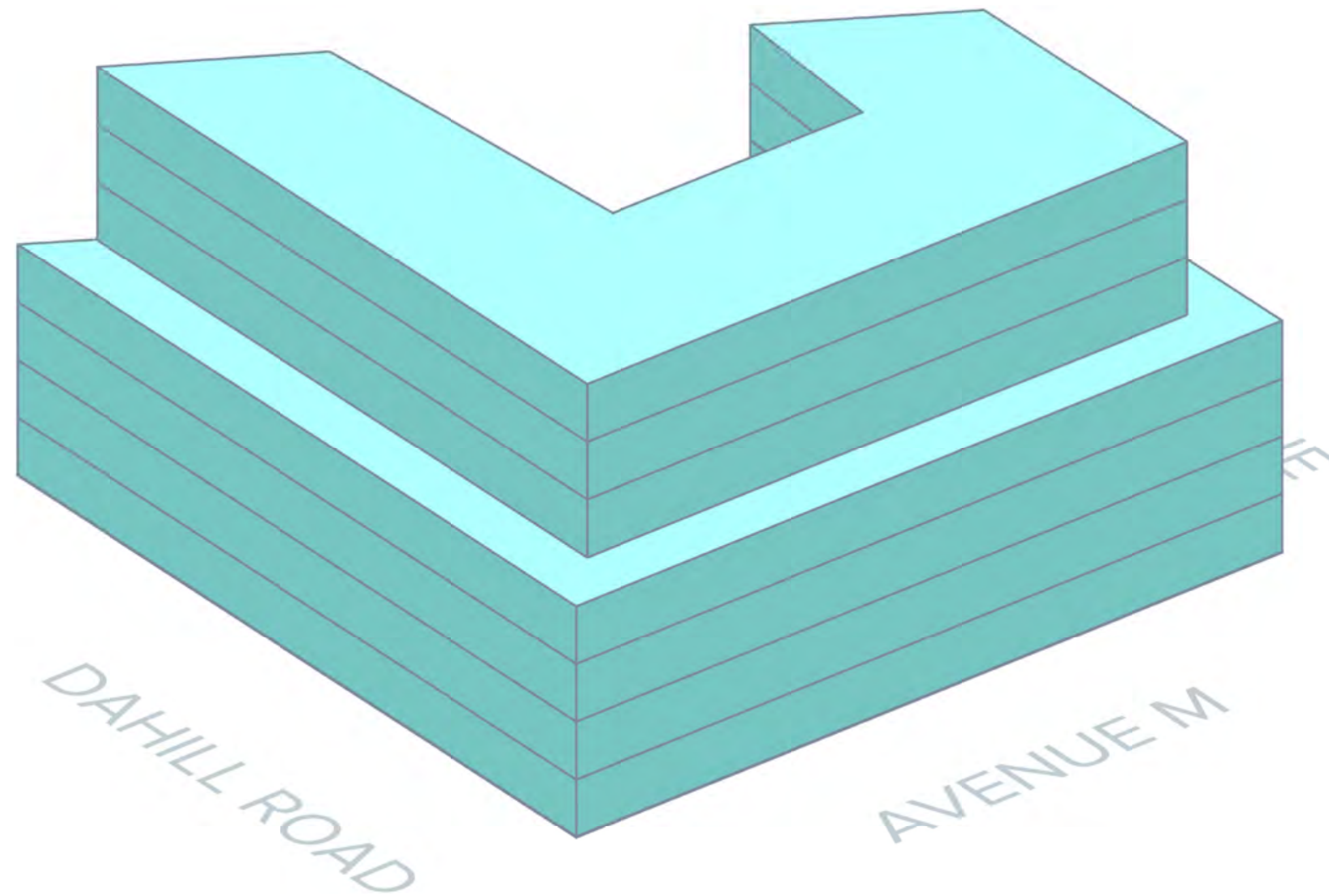
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SCENARIO 2: COMMUNITY FACILITY



RIGHTS	ZFA	FAR	PROPOSED	ZFA	HEIGHT
Residential	0	0.00	Community Facility	109,994	15'/fl
Commercial	55,842	2.00	Community Facility	22,337	15'
Community Fac.	134,021	4.80	Total	132,331	105'
Manufacturing	0	0.00			

FLOOR	USE	FL TO FL (ft)	ELEV. (ft)	GFA	ZFA	ZFA%	NFA	NFA%
Roof			105.0					
7	Community Facility	15.0	90.0	15,926	15,130	95%	13,059	82%
6	Community Facility	15.0	75.0	15,926	15,130	95%	13,059	82%
5	Community Facility	15.0	60.0	15,926	15,130	95%	13,059	82%
4	Community Facility	15.0	45.0	22,668	21,535	95%	18,588	82%
3	Community Facility	15.0	30.0	22,668	21,535	95%	18,588	82%
2	Community Facility	15.0	15.0	22,668	21,535	95%	18,588	82%
1	Community Facility	15.0	0.0	27,921	22,337	80%	20,941	75%
TOTAL				143,704	132,331		115,883	



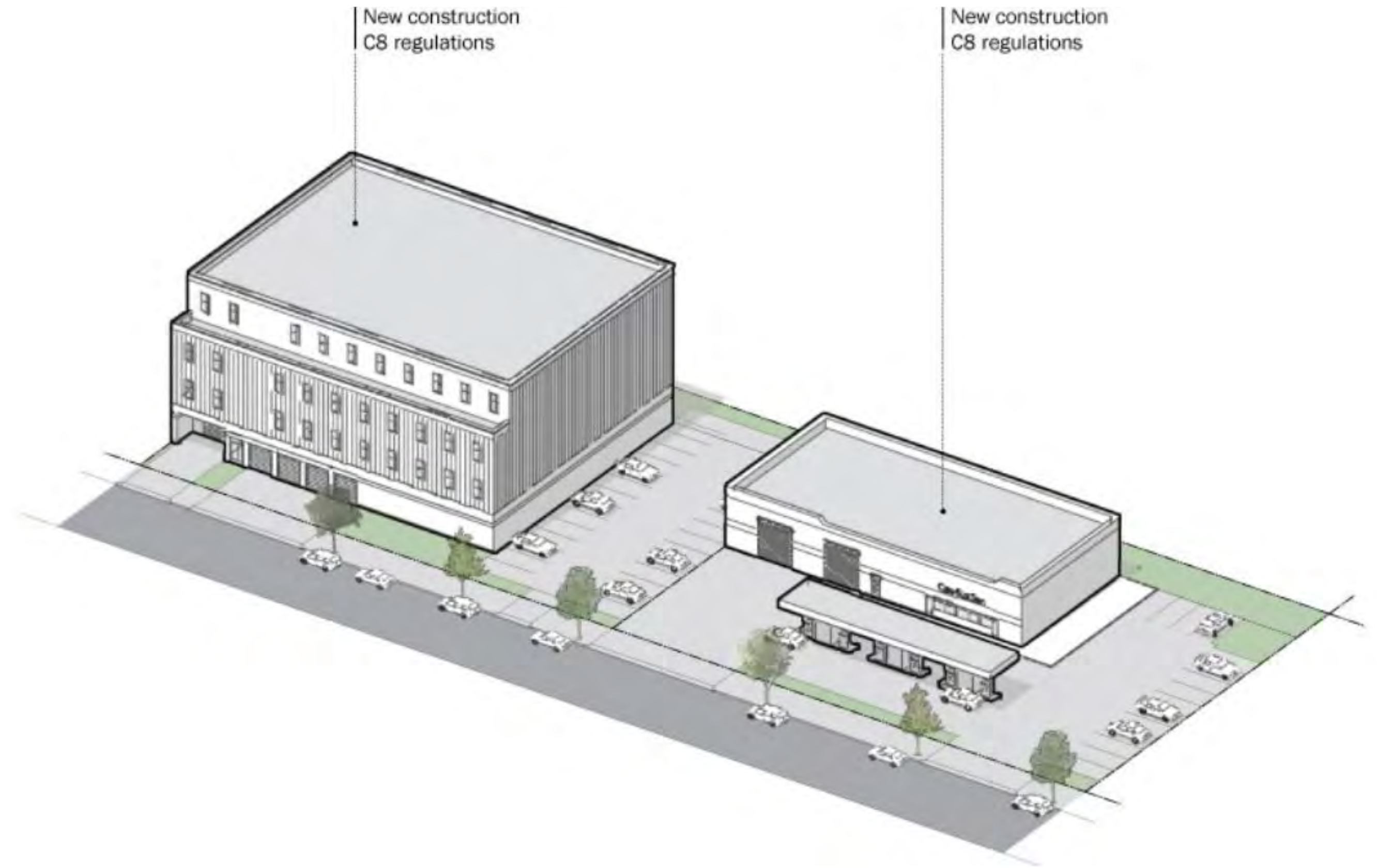
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ZONING C8-2

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			

Source: The Department of City Planning website - www1.nyc.gov. January 2019



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NYC Department of Buildings

Property Profile Overview

1490 MCDONALD AVENUE		BROOKLYN 11230	BIN# 3131015
AVENUE M	1 - 23	Health Area	: 7120
DAHILL ROAD	1277 - 1299	Census Tract	: 448
MCDONALD AVENUE	1490 - 1498	Community Board	: 312
		Buildings on Lot	: 1
		Tax Block	: 5495
		Tax Lot	: 601
		Condo	: NO
		Vacant	: NO

[View DCP Addresses...](#) [Browse Block](#)

[View Zoning Documents](#) [View Challenge Results](#) [Pre - BIS PA](#) [View Certificates of Occupancy](#)

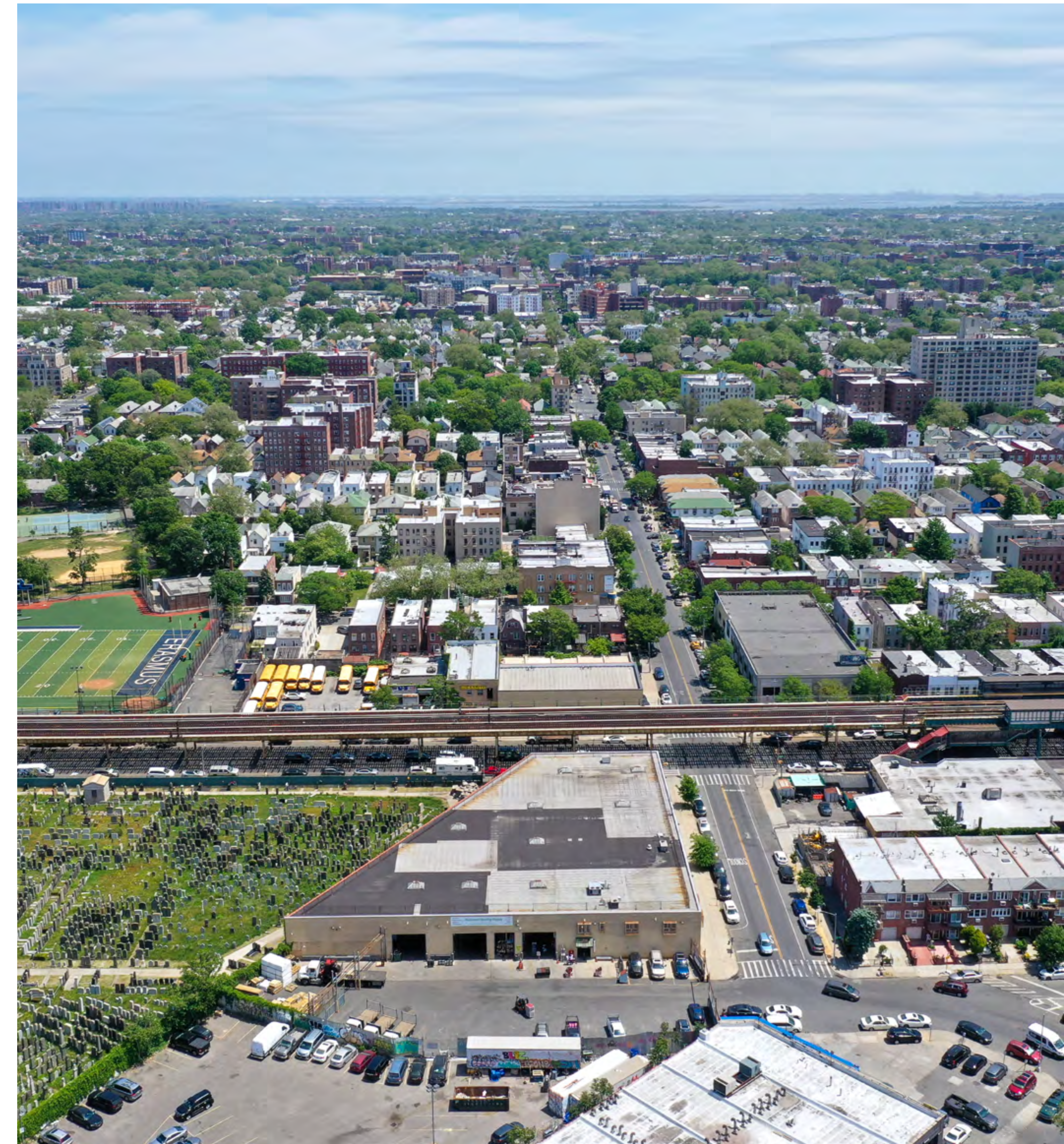
Cross Street(s):	BAY PARKWAY, AVENUE M		
DOB Special Place Name:			
DOB Building Remarks:			
Landmark Status:		Special Status:	N/A
Local Law:	NO	Loft Law:	NO
SRO Restricted:	NO	TA Restricted:	NO
UB Restricted:	NO		
Environmental Restrictions:	N/A	Grandfathered Sign:	NO
Legal Adult Use:	NO	City Owned:	NO
Additional BINs for Building:	NONE		
HPD Multiple Dwelling:	No		

Special District: UNKNOWN

This property is not located in an area that may be affected by Tidal Wetlands, Freshwater Wetlands, Coastal Erosion Hazard Area, or Special Flood Hazard Area. [Click here for more information](#)

Department of Finance Building Classification: E1-WAREHOUSE
 Please Note: The Department of Finance's building classification information shows a building's tax status, which may not be the same as the legal use of the structure. To determine the legal use of a structure, research the records of the Department of Buildings.

	Total	Open	
Complaints	1	0	Elevator Records
Violations-DOB	5	1	Electrical Applications
Violations-OATH/ECB	0	0	Permits In-Process / Issued
Jobs/Filings	1		Illuminated Signs Annual Permits
ARA / LAA Jobs	0		Plumbing Inspections
Total Jobs	1		Open Plumbing Jobs / Work Types
Actions	41		Facades
OR Enter Action Type: <input type="text"/>			Marquee Annual Permits
OR Select from List: <input type="text"/>			Boiler Records
AND <input type="button" value="Show Actions"/>			DEP Boiler Information
			Crane Information
			After Hours Variance Permits



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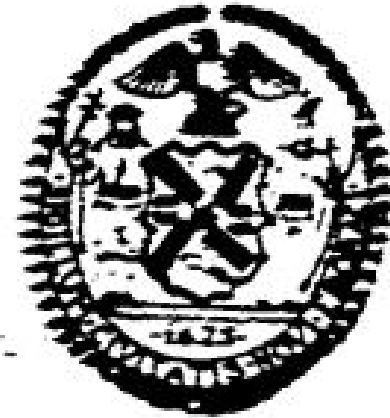
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B Form 34 (Rev. 8/85)

THE CITY OF NEW YORK



DEPARTMENT OF BUILDINGS CERTIFICATE OF OCCUPANCY

237970

BOROUGH BROOKLYN

DATE: JAN - 9 1992 NO.

This certificate supersedes C.O. No. 212704

ZONING DISTRICT C8-2

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

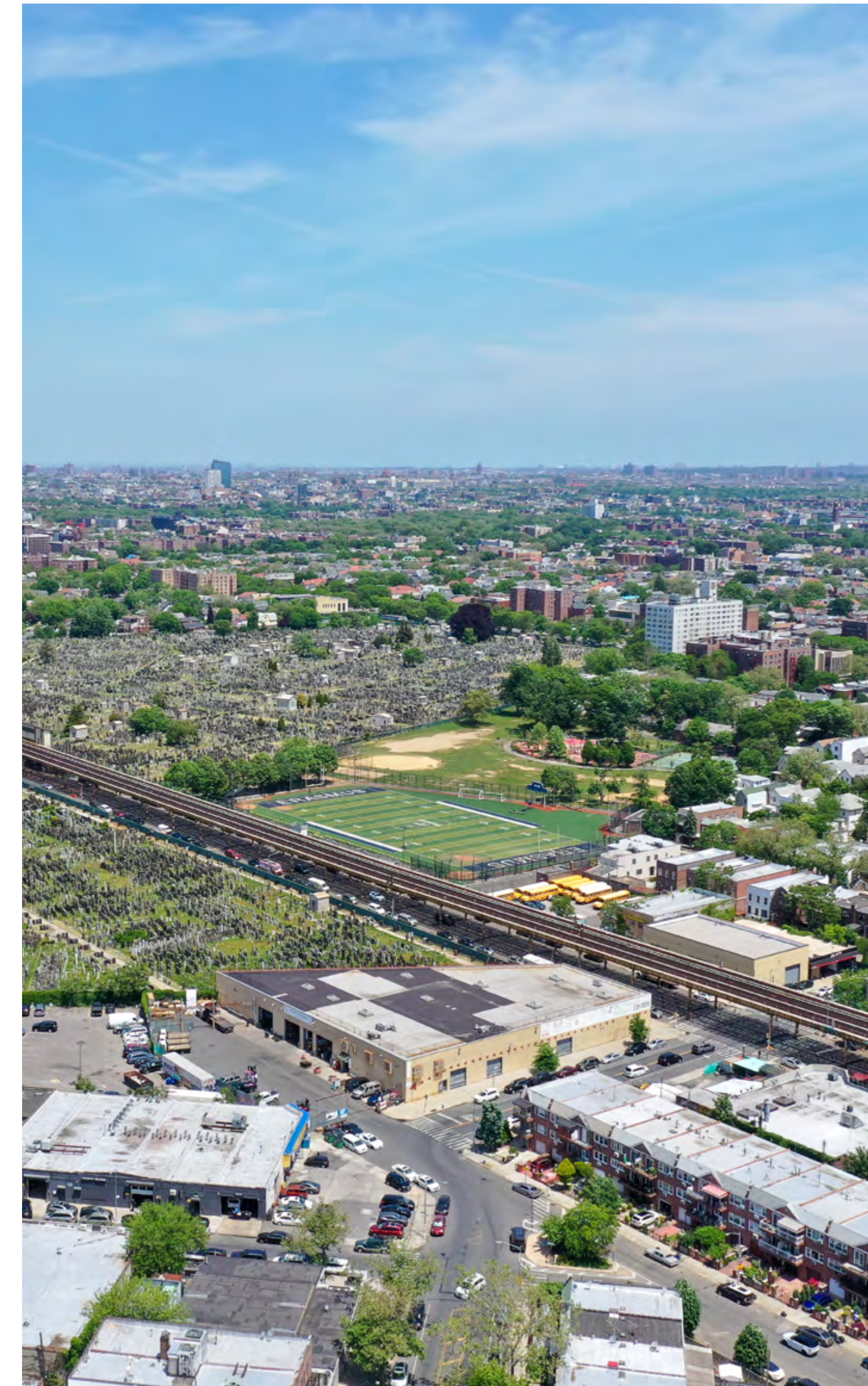
1490 McDonald Avenue

Block 5495 Lot 601

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
Part Cellar	Ground					D-2	Boiler Room
First	Ground	10			16	B1-E	Warehouse & Office for Building Material
					16	B1	Storage of Commercial Vehicles
Mezzanine	100	10			16	B1	Storage & Offices All performance Standards for an M1 district will be complied with



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Statement Details

February 27, 2021
 Mmah2, LLC
 1490 McDonald Avenue
 3-05495-0601
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Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			\$0.00
Total amount due			\$0.00

Annual Property Tax Detail

Tax class 4 - Commercial Or Industrial	Overall Tax Rate		
Current tax rate	10.6940%		
Estimated Market Value \$2,184,000			
			Taxes
Billable Assessed Value	\$948,190		
Taxable Value	\$948,190 x 10.6940%		
Tax Before Abatements and STAR	\$101,399.44		\$101,399.44
Annual property tax			\$101,399.44

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CONFIDENTIALITY & CONDITIONS

The information contained in this offering memorandum (“Offering Memorandum”) is proprietary and strictly confidential. This Offering Memorandum was prepared by and is the property of B6 Real Estate Advisors LLC (“B6”) and has been reviewed by the owner (the “Owner”) of the Property. It is furnished solely for the purpose of review by a prospective purchaser of the Property and is not to be used for any other purposes or made available to any person without the express written consent of the Owner or B6. By accepting this Offering Memorandum, the party in possession hereof agrees to return it to B6 immediately upon request of B6 or Owner. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of B6 and Owner. Each prospective purchaser and/or broker proceeds at his, her or its own risk.

You have the obligation to keep this Offering Memorandum, and any various papers, documents, legal instruments, studies, leases, brochures, computer output, and other materials concerning the Property (all of the aforementioned information is collectively referred to as “Evaluation Material”) confidential. Certain Evaluation Materials, including the leases, are described in summary form. The summaries do not purport to be complete nor accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents.

The information in this Offering Memorandum has been compiled from sources deemed to be reliable and does not purport to be all-inclusive or to contain all of the information which a prospective purchaser may desire. Neither B6 nor the Owner makes any representation or warranty whatsoever regarding the accuracy, veracity, or completeness of the information provided herein and each of Owner and B6 (and their agents, advisors and representatives) expressly disclaim any and all liability for representations or warranties, express or implied, contained in this Offering Memorandum or the Evaluation Material or for omissions therefrom.

Financial projections and information contained herein and in any Evaluation Material, shall not be relied upon, are provided for general reference purposes only, and are based on assumptions relating to (and subject to) the general economy, market conditions, competition, and other factors beyond control and, therefore, are subject to material change, volatility or variation. A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the Property. This includes legal, tax, environmental, engineering and other as deemed necessary relative to a purchase of the Property. This Offering Memorandum does not constitute an offer to accept any investment proposal but is merely a solicitation of interest with respect to the investment described herein. This Offering Memorandum does not constitute an offer of securities.

The Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party, at any time, with or without written notice. The Owner and B6 reserve the right to negotiate with one or more prospective purchasers at any time. This Offering Memorandum is subject to errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by B6. Only a fully-executed real estate purchase agreement, approved by the Owner, and executed and delivered to Owner and a prospective purchaser shall bind the property. In no event shall a prospective purchaser have any claims against the Owner or B6 or any of their affiliates, officers, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

The terms and conditions set forth above apply to this Offering Memorandum in its entirety.

