



Victor Weinberger.....Nick Psomopoulos
917-806-7040 (cell).....917-882-3230 (cell)
718-533-4136 (off).....718-533-4107 (off)

FOR SALE: State of the Art Cathedral Church Building w/a Parsonage Prime Bay Ridge, Brooklyn Locale.

Address: 450 67th Street, Brooklyn, NY, 11220 (Block# 5851 and Lot# 28)
(Off the Brooklyn/Queens Expressway @6 Ave Exit)

Ideal Use: **Current Use, School, Theater, Medical facility, Community facility, Residential re-development and more!!!!**

Description: 3 story Church Building w/a parsonage and gymnasium situated on a 11,915 Sq.Ft. Lot. Building is in an amazing condition with nearly \$3 Million in renovations.

Renovations include: Roof, imported golden plated cathedral style leafs, heating system, plumbing, bathrooms, kitchens, marble and imported ceramic tiles, stained glass, pews, new 800 amp electric, brand new auditorium, library, offices, and much much more.

Video: <https://youtu.be/ziNuo8A3Po0>

Lot size: 113 x 100 (irregular)

Zoning: R4A /BR

Building size: 14,310 Sq.Ft. on 3 levels (includes church, parsonage and auditorium)

Note: C/O is nearly for 800 persons in the building (400 in Main Sanctuary)


Price: \$4,950,000



RE/MAX**Team, Inc.****COMMERCIAL**

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PROPERTY INFORMATION

Address		Lot			
Primary address	450 67 St	Lot sq. ft.	11,915		
Zip code	11220	Lot dimensions	113 ft x 100 ft		
Borough	Brooklyn	Corner lot	No		
Block & lot	05851-0028	Buildings on lot	1		
First 3 alternate addresses	448-460 67 St 460 GARAGE 67 St	Floor Area Ratio (FAR)			
Neighborhood		Max FAR	.9		
Neighborhood name	Bay Ridge	FAR as built	1.2		
Community district	10	Maximum usable floor area	10,724		
Closest police station	0.18 Miles -	Usable floor area	14,298		
Closest fire station	0.24 Miles -	SF over FAR	3,574		
School district number	20	Max FAR depends on several factors including zoning, location and use. FAR values for this property are: Facility FAR 2, Commercial FAR 0 and Residential FAR .9			
School rating		Building			
Census tract	0126.00	Building class	Church, Synagogue, Chapel (M1)		
Valuation		Building sq. ft.	14,310		
Tax class	4	Building dimensions	45 ft x 106 ft		
		Stories	3		
		Has extension	No		
		Has garage	Yes		
		Year built	1955		
		Year last altered	n/a		
		Use		Residential units	n/a
				Office sq. ft.	14,310
Zoning		District code	R4A/BR		



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Property Layout :

- * **Basement:** Auditorium (formerly a gymnasium) w/a wrap-around balcony, 2 bathrooms, Kitchen.
- * **1st Floor: (North Side)...**Cathedral Church, community room, offices and bathrooms
- * **Church Mezzanine:** 2 entrances, overlooking the church (Super Mint condition)
- * **1st & 2nd floor Parsonage (South Side):** 9 rooms duplex 2,000 SF apartment. It includes: 3 bedrooms, livingroom, formal dining room, kitchen, den/ office, and 2 baths and a pull down staircase attic. Entire apartment in in excellent condition. Formerly used as a school.

Exterior: Nice landscaped yard (in-ground sprinklers), with a 4 car driveway and 1 car garage.

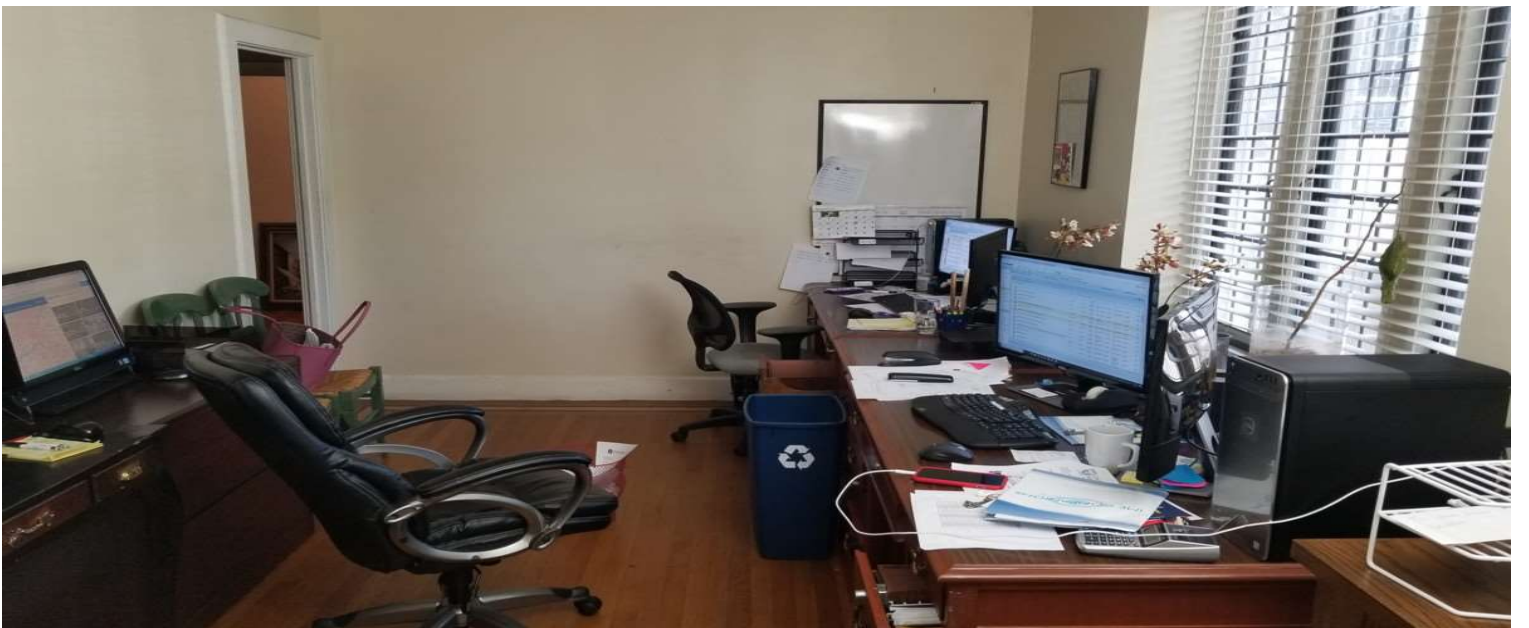
This amazing Cathedral Style Church is near all conveniences: Close to transportation (subway, buses, 2 major highways), schools, shopping, parks and most other conveniences.

















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CERTIFICATE OF OCCUPANCY

DEPARTMENT OF HOUSING AND BUILDINGS

BOROUGH OF BROOKLYN, CITY OF NEW YORK

No. **110450**
 Date **MAY 1 1944**

CERTIFICATE OF OCCUPANCY

This form adopted by the Board of Standards and Appeals and issued pursuant to Section 646 of the City Charter, and Sections C.26-181.0 to C26-187.0 inclusive Administrative Code 2.1.3.1. to 2.1.3.7. Code.)

This certificate supersedes C. O. No.

Number or owners of the building or premises:

THIS CERTIFIES that the new—~~structure~~—building—premises located at
87th St., South Side, 387' East of 4th Ave.

Block **5851** Lot **28**

conforms substantially to the approved plans and specifications, and to the requirements of the Building code and all other laws and ordinances, and of the rules and regulations of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and THIS CERTIFIES FURTHER that, any provisions of Section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

Permit No.— **N. B. 6396/1934**

Construction classification—**Non-fireproof**

Classification—**Church and Parsonage** Height **2** stories, **38'6"** feet.

Completion—**Const. 12/23/42** completion **Pl. 4/5/43** Located in **Residential** Use District.

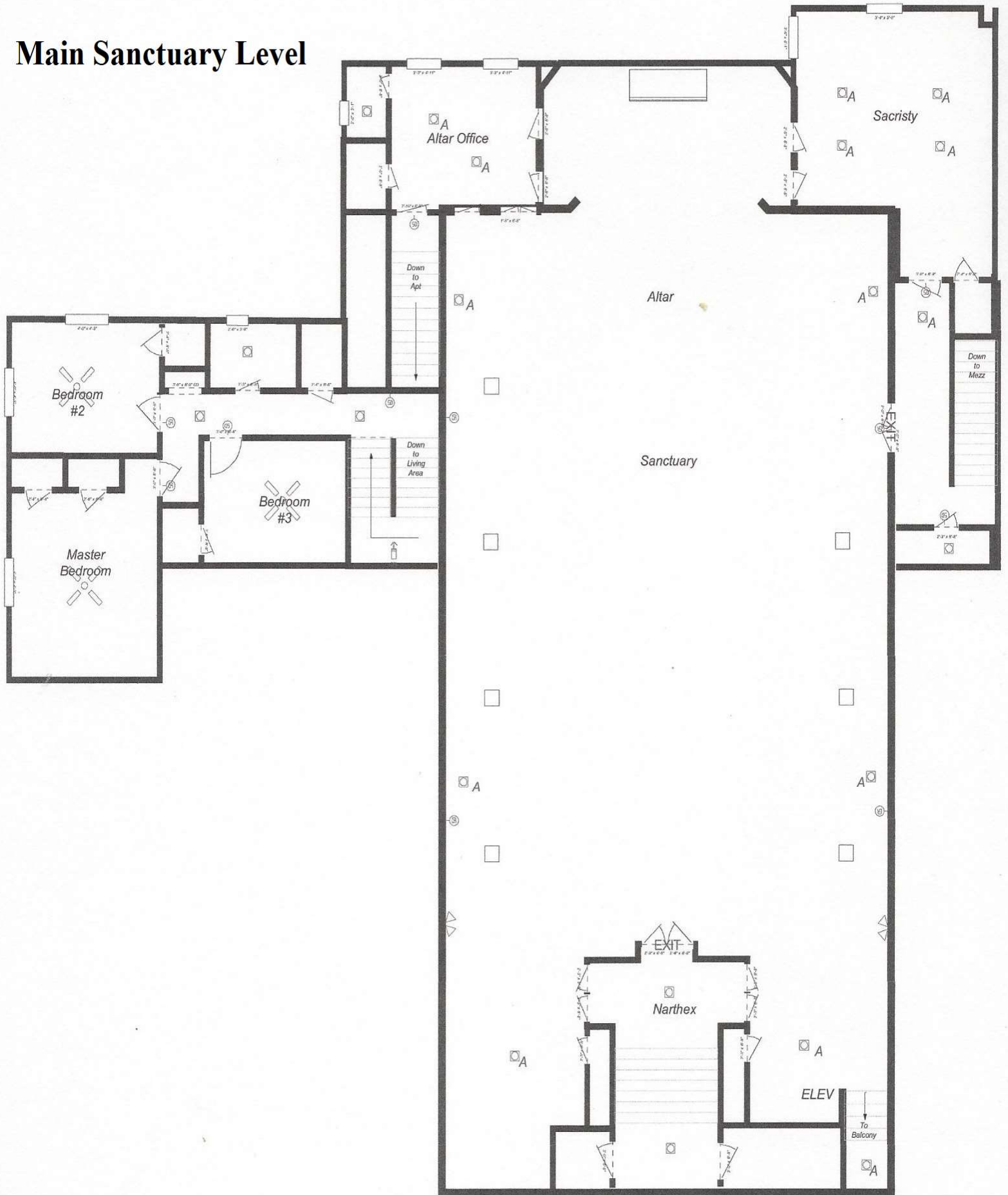
Area **SD 5/9/44** Height Zone at time of issuance of permit

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

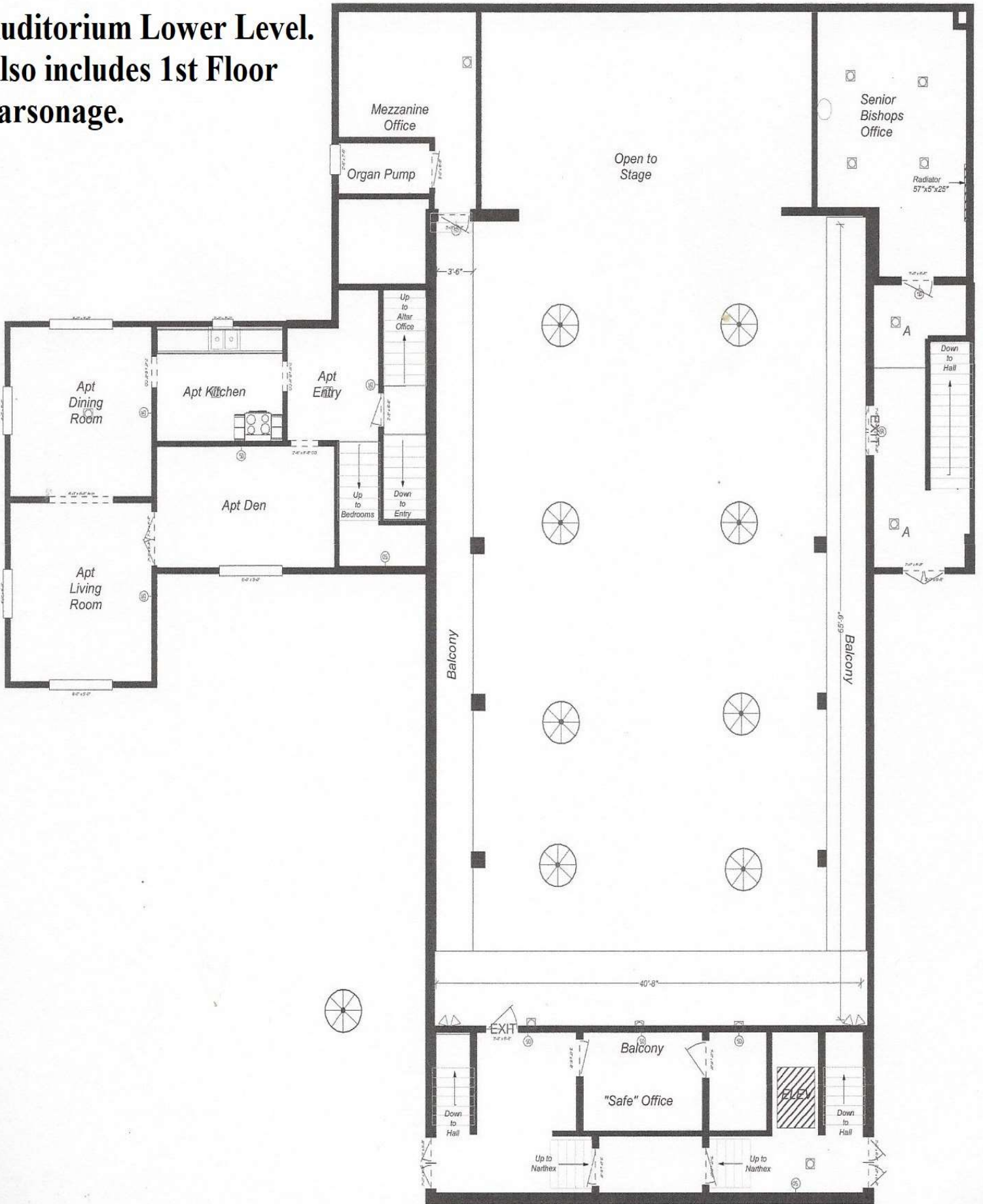
PERMISSIBLE USE AND OCCUPANCY

	LIVE LOADS lbs. per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
CHURCH					
Assembly Room	100	-	-	350	Assembly Room (Main Sanctuary)
Assembly Room	75	-	-	50	Assembly Room (Balcony)
Auditorium	75	-	-	350	Auditorium (Gymnasium/Auditorium)
Auditorium	75	-	-	50	Auditorium (Balcony)
PARSONAGE					
Ordinary Use	Ground	-	-	-	Ordinary Use and Boiler Room
Sunday School	75	-	-	30	Sunday School (basement/Walk-in level)
Pastor's Apartment	40)			4 Rooms	Pastor's Apartment Conjunctively
	40)			3 Rooms	
	40)			6 People	

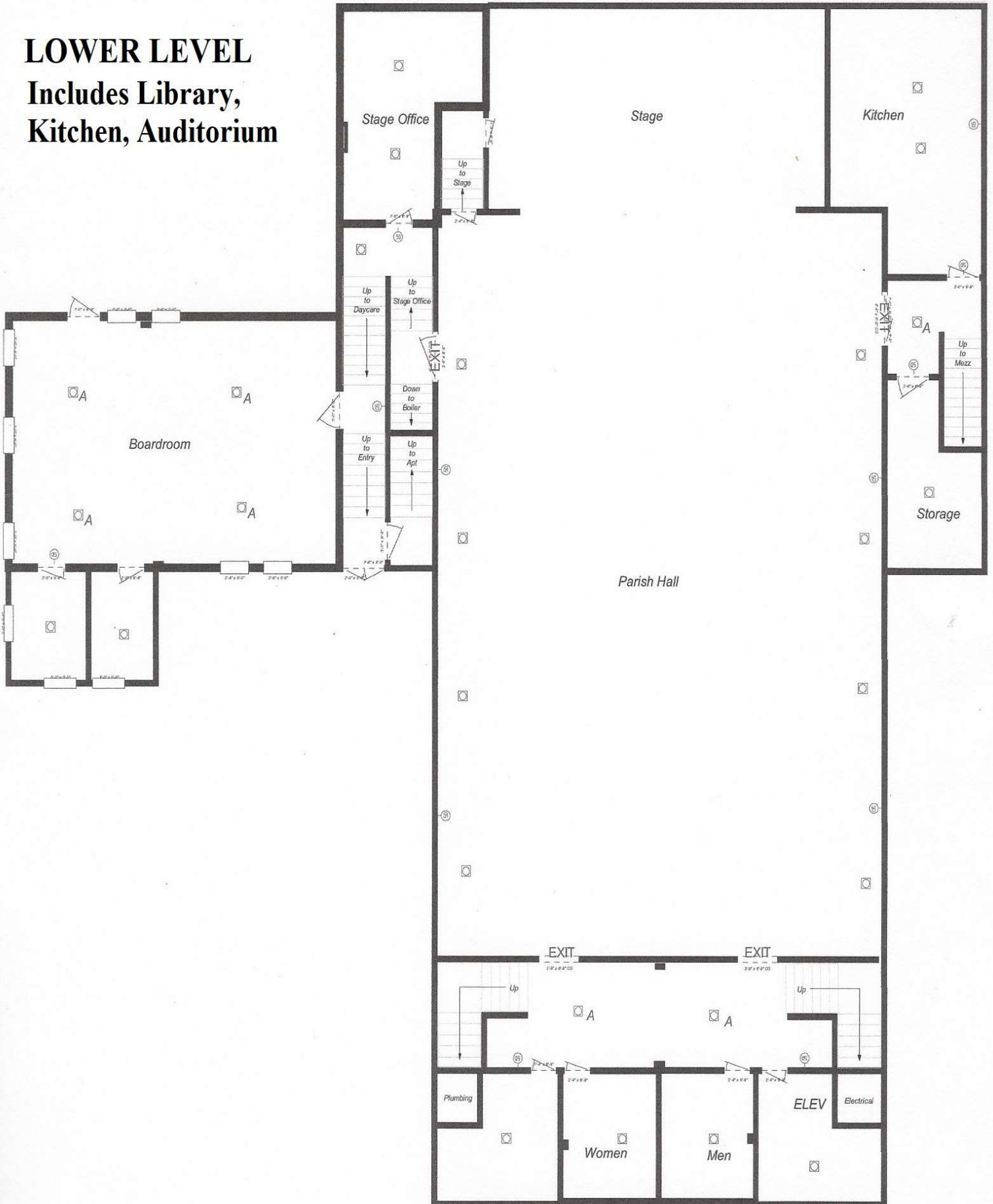
Main Sanctuary Level



**Auditorium Lower Level.
Also includes 1st Floor
Parsonage.**



LOWER LEVEL
Includes Library,
Kitchen, Auditorium



71-15 Northern Blvd, Jackson Heights, NY, 11370



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AREA MAP

NOTE: Belt Parkway and the Brooklyn Queens Expressway are 2 blocks away.

The subway is 3 blocks away

