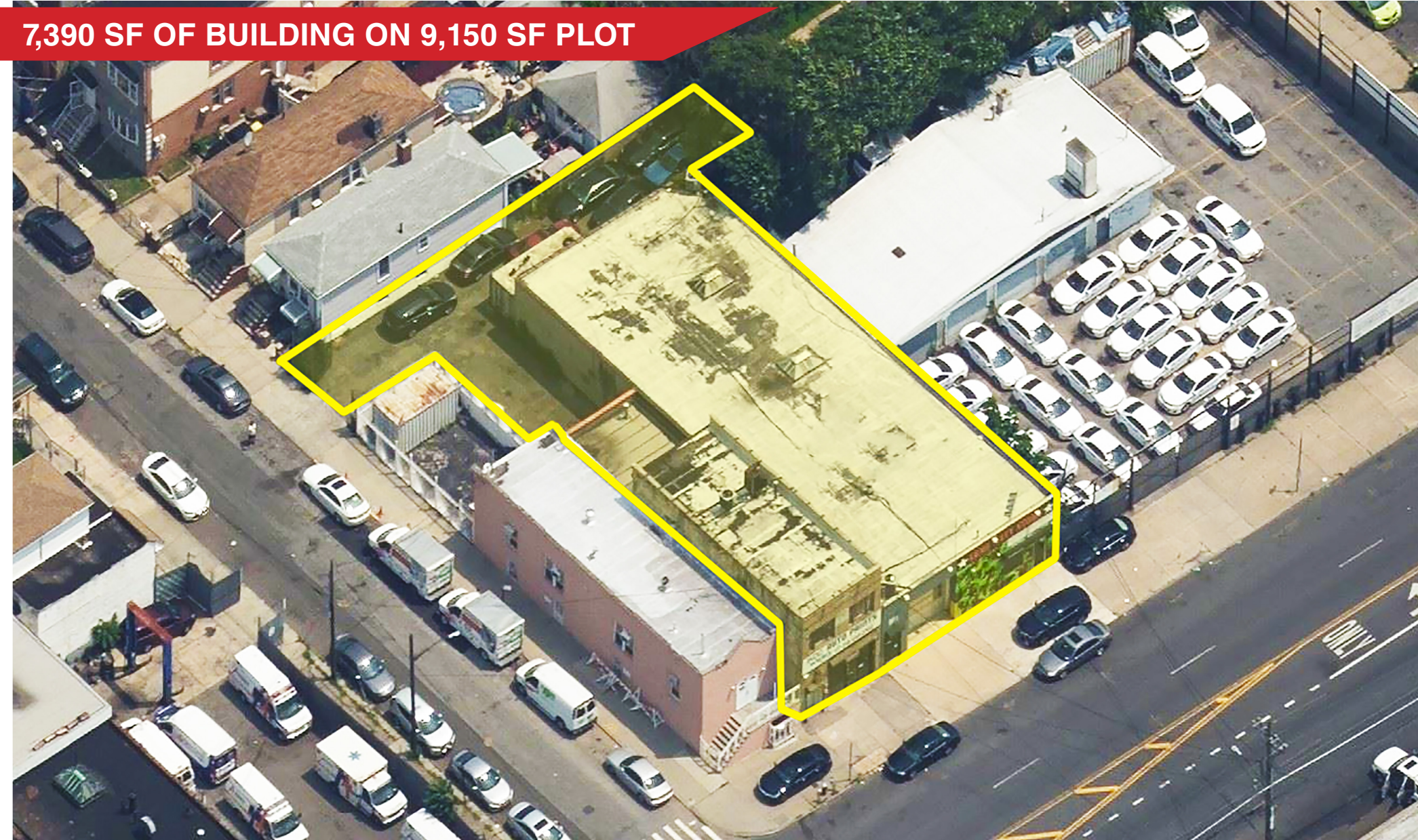


# REMSSEN AVENUE BROOKLYN ASSEMBLAGE FOR SALE

949 - 951 Remsen Avenue, Canarsie, Brooklyn



**7,390 SF OF BUILDING ON 9,150 SF PLOT**





# Property Description

The 3-parcel portfolio totals approximately 7,390 sf of building on a total plot of 9,150. The breakdown of each unit is as follows:

## 951 REMSEN AVENUE

|                              |                             |
|------------------------------|-----------------------------|
| <b>Block / Lot</b>           | 8124/22                     |
| <b>Total Building / Plot</b> | 4,950 sf 1-Story            |
| <b>Plot Dimensions</b>       | 45' x 110'                  |
| <b>Ceiling Height</b>        | 14'                         |
| <b>Zone</b>                  | M1-1                        |
| <b>Loading</b>               | 1 Drive-in Door             |
| <b>Property Taxes</b>        | \$17,636.00 (2022/2023)     |
| <b>Improvements</b>          | A/C, Gas Heat, LED Lighting |

## 949 REMSEN AVENUE

|                        |                             |
|------------------------|-----------------------------|
| <b>Block / Lot</b>     | 8124/24                     |
| <b>Total Building</b>  | 2,440 sf 2-Story            |
| <b>Total Plot</b>      | 2,200 sf                    |
| <b>Plot Dimensions</b> | 20' x 110'                  |
| <b>Ceiling Height</b>  | 14'                         |
| <b>Zone</b>            | M1-1                        |
| <b>Loading</b>         | 1 Drive-in Door             |
| <b>Property Taxes</b>  | \$17,392.00 (2022/2023)     |
| <b>Improvements</b>    | A/C, Gas Heat, LED Lighting |

## 9016 KRIER PLACE

|                        |                        |
|------------------------|------------------------|
| <b>Block / Lot</b>     | 8124/94                |
| <b>Total Plot</b>      | 2,000 sf               |
| <b>Plot Dimensions</b> | 20' x 100'             |
| <b>Zone</b>            | R4-1                   |
| <b>Property Taxes</b>  | \$5,275.00 (2022/2023) |



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

SURVEY No. 5B-19-2282  
 PREPARED BY RAJ KUMAR  
 DRAWN BY: J.P.

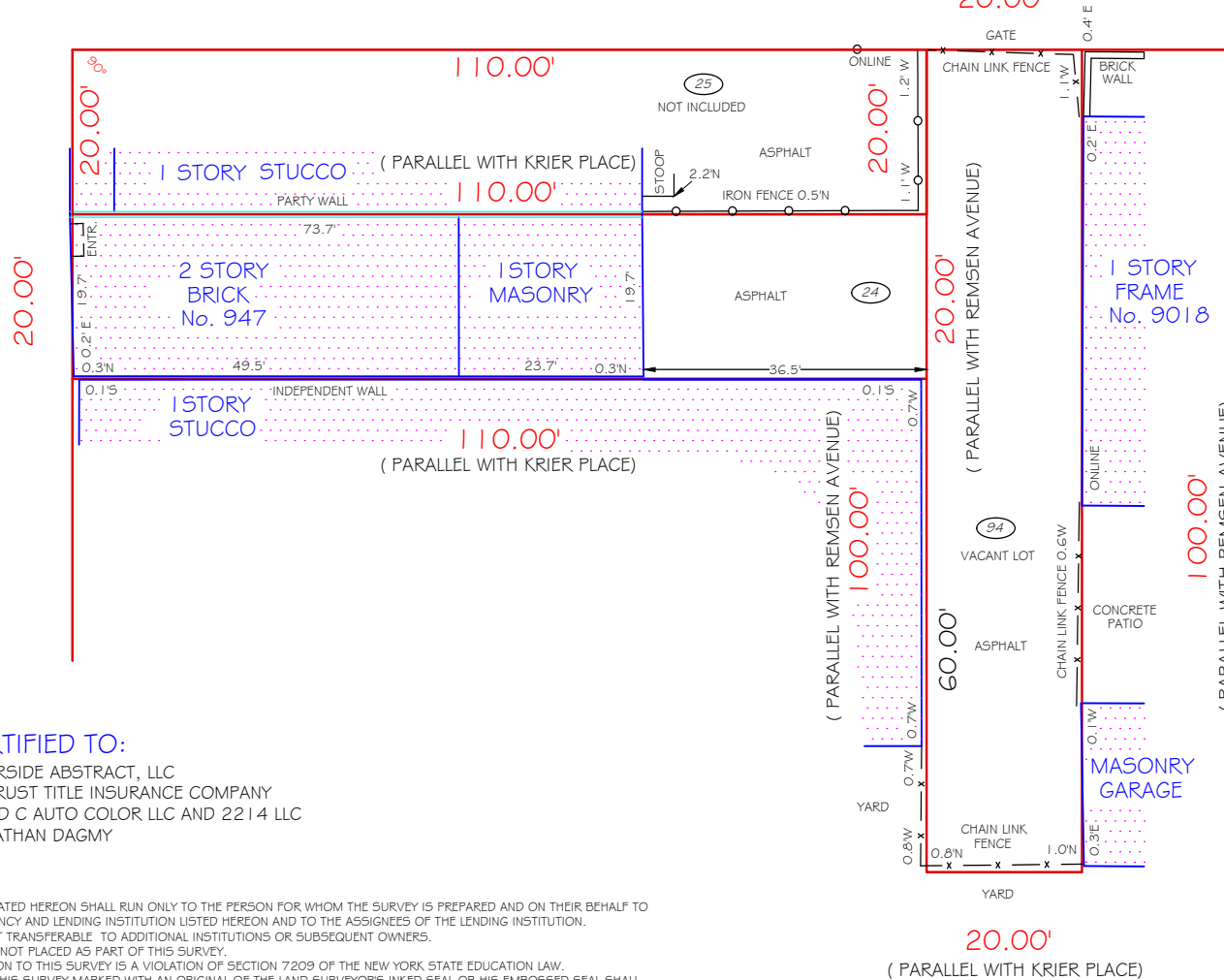
**MAP OF PROPERTY**  
 BOROUGH OF BROOKLYN  
 COUNTY OF KINGS  
 STATE OF NEW YORK  
 BLOCK 8124 LOTS 24 & 94

DATE: SEPTEMBER 29th, 2019

THIS SURVEY WAS PREPARED FOR JONATHAN DAGMY AND IS TO BE USED FOR TITLE PURPOSES ONLY

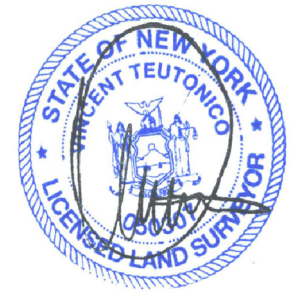
**KRIER PLACE** (50' WIDE)

**REMSEN AVENUE** (100' WIDE)



TITLE No.  
 RANY-37987

**CERTIFIED TO:**  
 RIVERSIDE ABSTRACT, LLC  
 AMTRUST TITLE INSURANCE COMPANY  
 K AND C AUTO COLOR LLC AND 2214 LLC  
 JONATHAN DAGMY



VINCENT TEUTONICO, L.S.  
 NEW YORK LICENSE 050307

**5 BORO MAPPING**

LAND SURVEYING  
 966 LITTLE NECK AVENUE  
 NORTH BELLMORE N.Y. 11710  
 TELEPHONE (516)-652-9984  
 EMAIL: 5boromapping@gmail.com



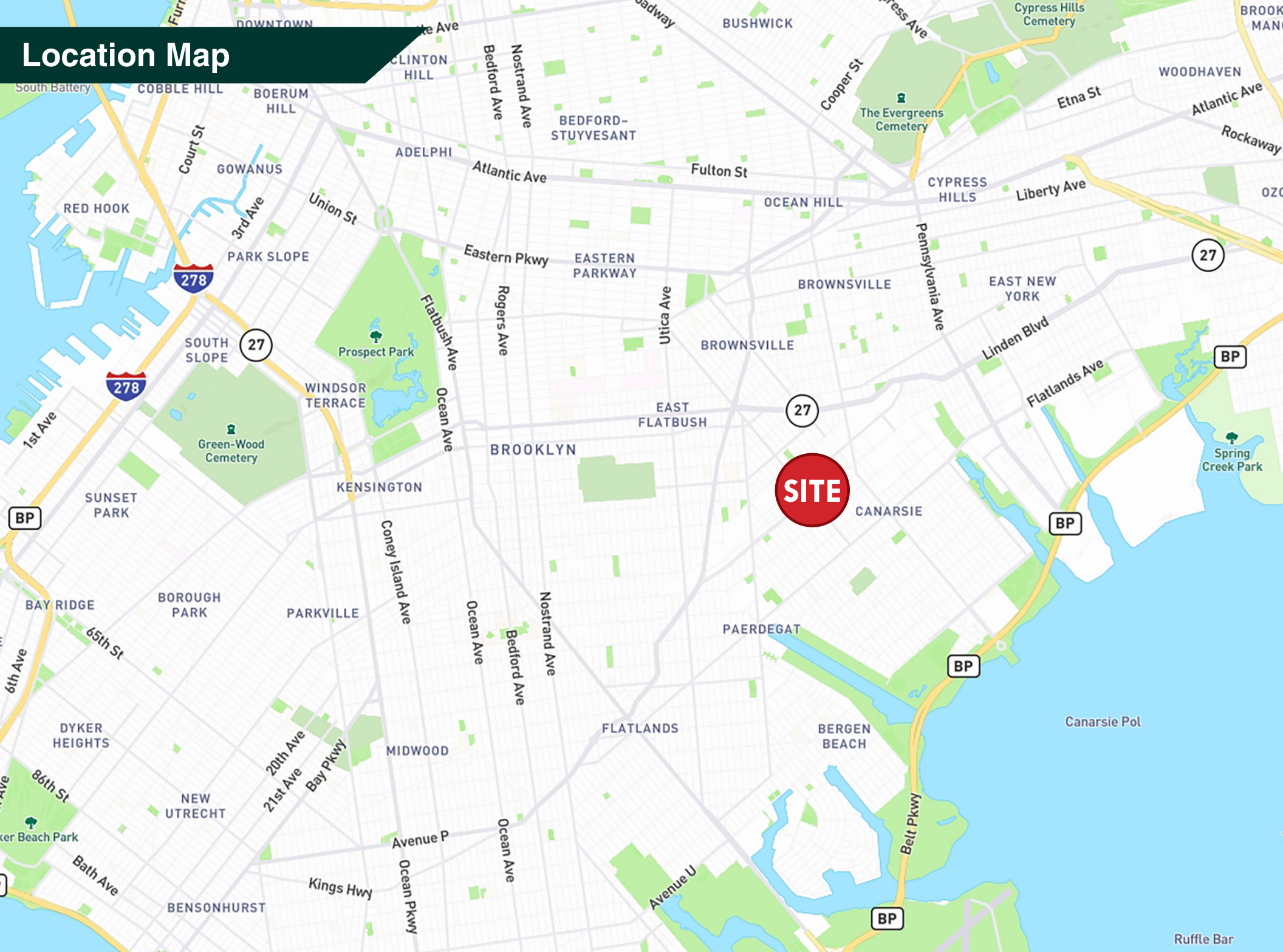
1. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON THEIR BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
2. PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.
3. UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.
4. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
5. EASEMENTS OF RECORD ARE ONLY GUARANTEED IF AN ABSTRACT OF TITLE IS FURNISHED TO THE SURVEYOR.
6. THIS IS TO CERTIFY THAT THERE ARE NO VISIBLE STREAMS NOR NATURAL WATER COURSES IN THE PROPERTY EXCEPT AS SHOWN ON THIS SURVEY.

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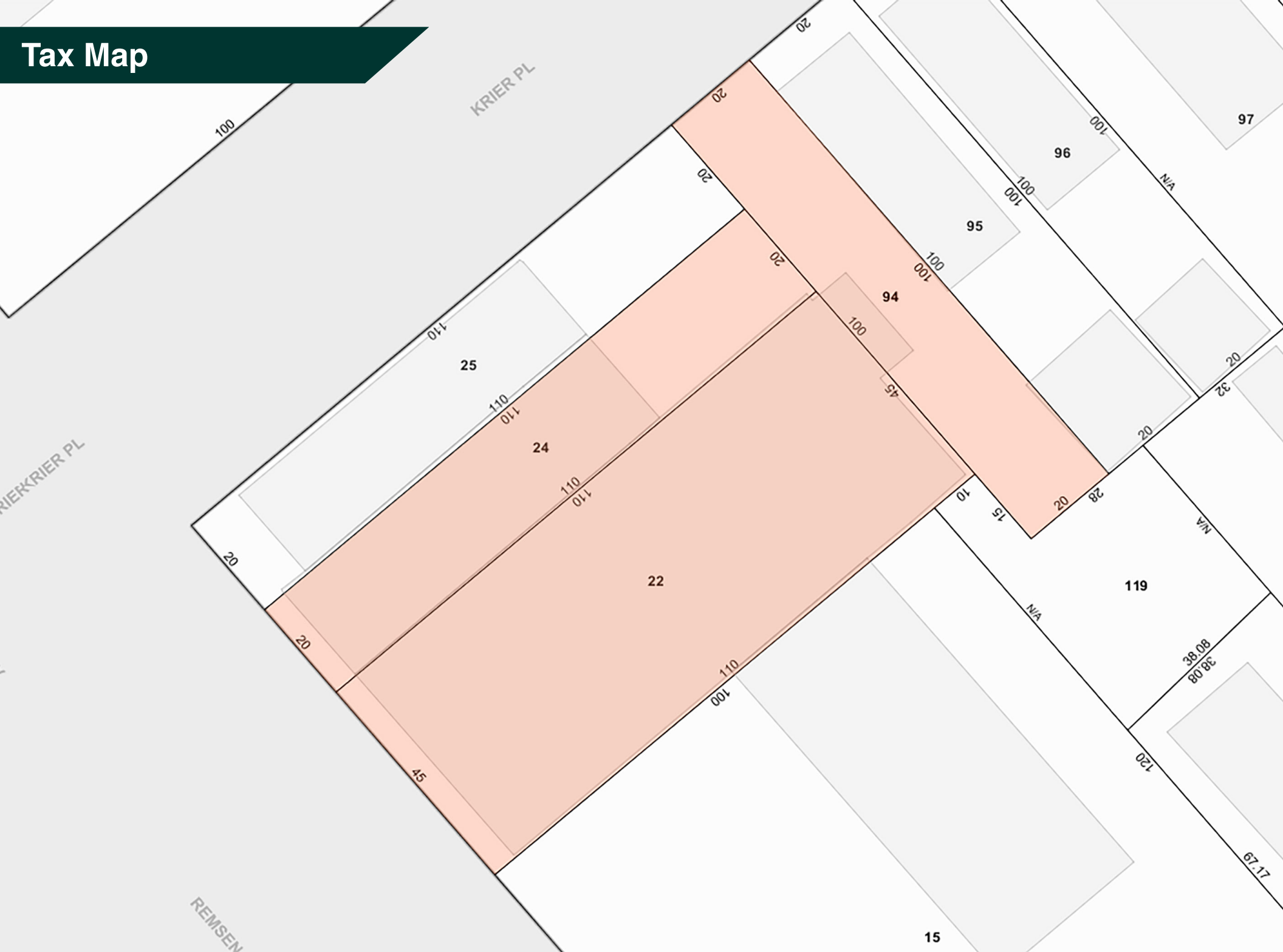


# Location Map





# Tax Map







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36-36 33RD STREET, SUITE 503 • LONG ISLAND CITY, NY 11106 • 718.729.7474 • [WWW.DYREALTY.COM](http://WWW.DYREALTY.COM)