



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

**Description:** 3 story Church Building w/a parsonage and gymnasium situated on a 11,915 Sq.Ft. Lot  
In Amazing condition with \$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/OTZcou5f3gM>

**Lot size:** 113 x 100 (irregular)

**Zoning:** R4A /BR

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

**Zoning:** R4A/BR

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

**Ideal Use:** Current Use, School, Theater, Medical facility, residential re-development,

**Price:** \$6,300,000





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## PROPERTY INFORMATION

### Address

Primary address 450 67 St  
 Zip code 11220  
 Borough Brooklyn  
 Block & lot 05851-0028  
 First 3 alternate addresses 448-460 67 St  
 460 GARAGE 67 St

### Lot

Lot sq. ft. 11,915  
 Lot dimensions 113 ft x 100 ft  
 Corner lot No  
 Buildings on lot 1

### Floor Area Ratio (FAR)

### Neighborhood

Neighborhood name Bay Ridge  
 Community district 10  
 Closest police station 0.18 Miles -  
 Closest fire station 0.24 Miles -  
 School district number 20  
 School rating  
 Census tract 0126.00

Max FAR .9  
 FAR as built 1.2  
 Maximum usable floor area 10,724  
 Usable floor area 14,298  
 SF over FAR 3,574

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

### Valuation

Tax class 4



### Building

Building class Church, Synagogue, Chapel (M1)  
 Building sq. ft. 14,310  
 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 Floor/2<sup>nd</sup> floor Parsonage (South Side):** 9 rooms duplex 1,400 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 totally renovated condition.

**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, highways), schools, shopping, and most other conveniences.**





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



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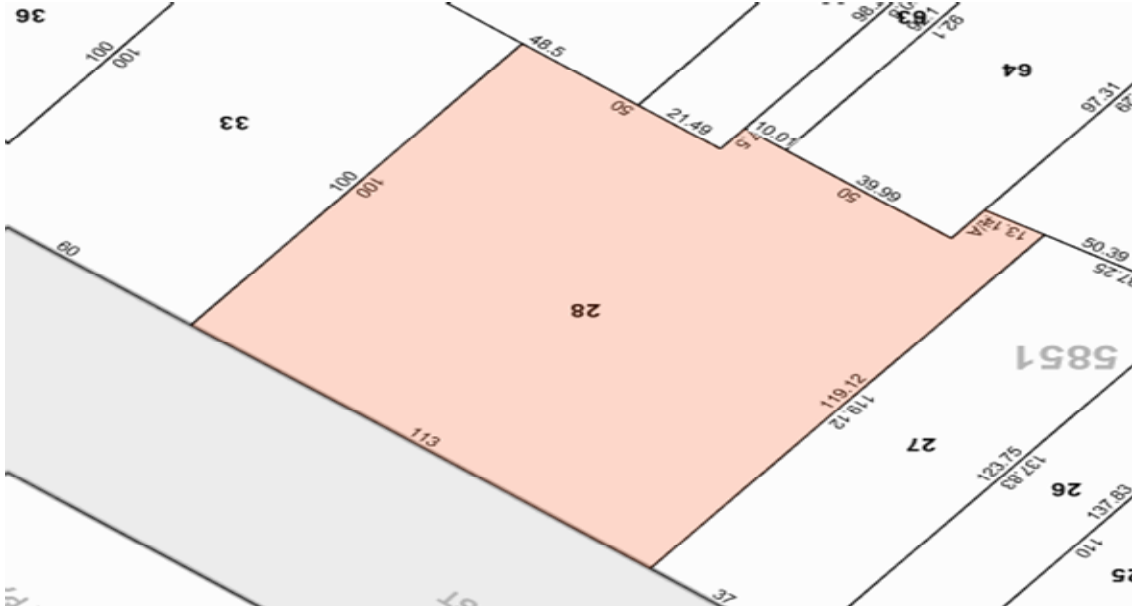


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### Tax Map (Top one is up-close)

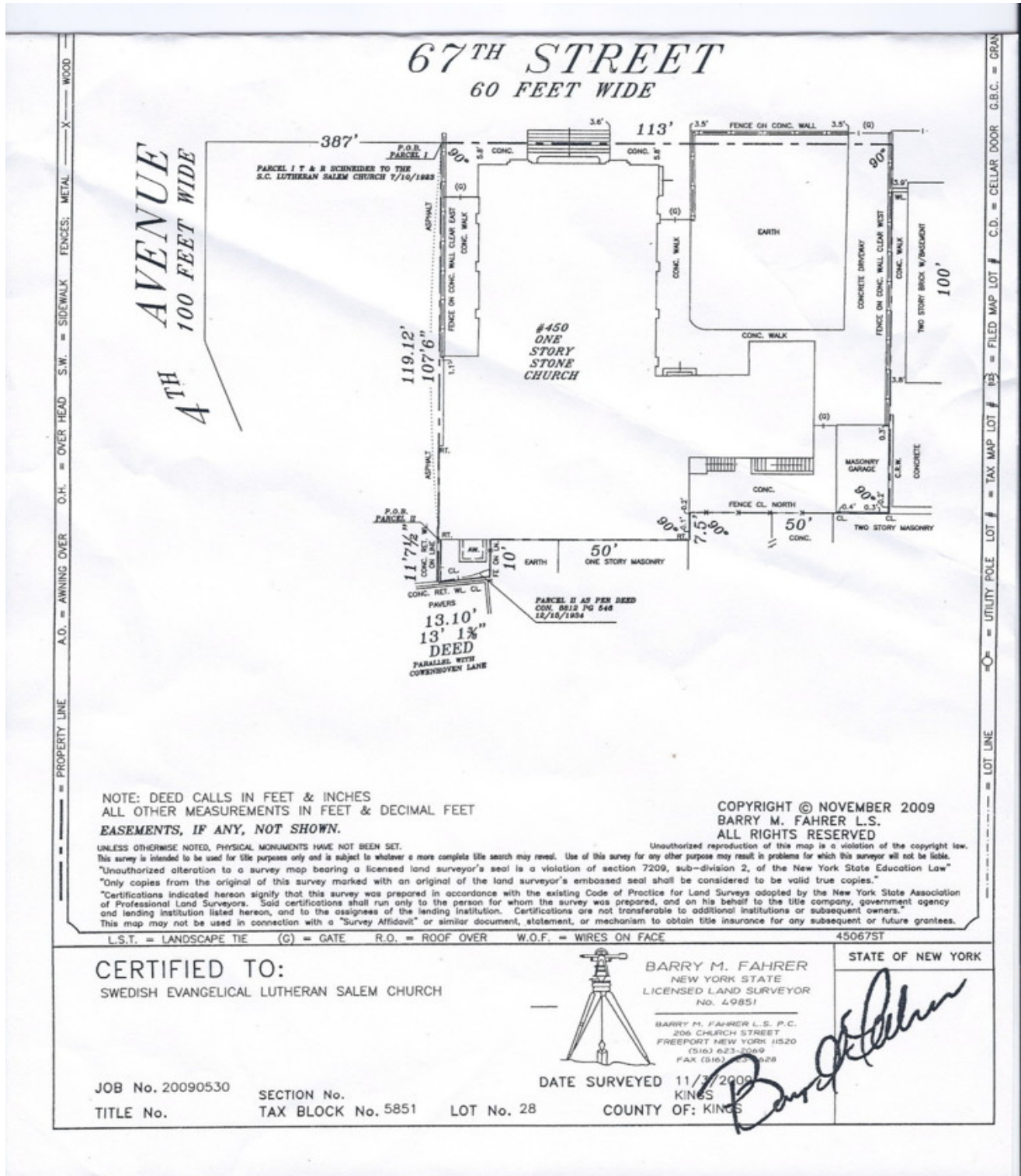


### Building Outline



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

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**SURVEY**



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**CERTIFICATE OF OCCUPANCY****DEPARTMENT OF HOUSING AND BUILDINGS****BOROUGH OF BROOKLYN, CITY OF NEW YORK**No. **110-150**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 C.26-187.0 inclusive Administrative Code 2.1.3.1. to 2.1.3.7. Code.)

This certificate supersedes C. O. No.

Owner or owners of the building or premises:

THIS CERTIFIES that the new—~~structure~~—building—premises located at  
 67th St., South Side, 387' East of 4th Ave.

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

It 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  
 IT 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.

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	
<u>CHURCH</u>					
Ar	100	-	-	350	Assembly Room (Main Sanctuary)
ony	75	-	-	50	Assembly Room (Balcony)
	75	-	-	350	Auditorium (Gymnasium/Auditorium)
ony	75	-	-	50	Auditorium (Balcony)
<u>PARSONAGE</u>					
r	Ground	-	-	-	Ordinary Use and Boiler Room
ent	75	-	-	30	Sunday School (basement/Walk-in level)
	40)			4 Rooms	} Pastor's Apartment
	40)			3 Rooms	
d	40)			6 People	

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