



EXCLUSIVE OFFERING

2964 BRIGHTON 6TH ST

BROOKLYN, NY 11235

BRIGHTON BEACH

MEDICAL CONDO FOR SALE



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EXCLUSIVE BROKER

ARSEN ATBASHYAN

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PROPERTY INFORMATION

Move-in ready lower-level office space in the heart of Brighton Beach. The unit is fully built out with a reception/front desk area, 11 private offices, and ample storage throughout. This is ideal for an end user. ADA-compliant elevator access and restrooms. Steps from the B/Q at Brighton Beach, surrounded by a dense residential base and the Brighton Beach Avenue retail corridor.



2964 BRIGHTON 6TH STREET

BRIGHTON 6TH STREET BETWEEN OCEANVIEW AVENUE & NEPTUNE AVENUE

BLOCK & LOT	3-08665-1102
ZONING	R6
FLOOR	LOWER LEVEL
SIZE	UNIT M2 - 2,800 SF
PROPERTY TAX (2026-27)	\$11,226
MAINTENANCE	\$975/MONTH
ASKING	\$1,399,000

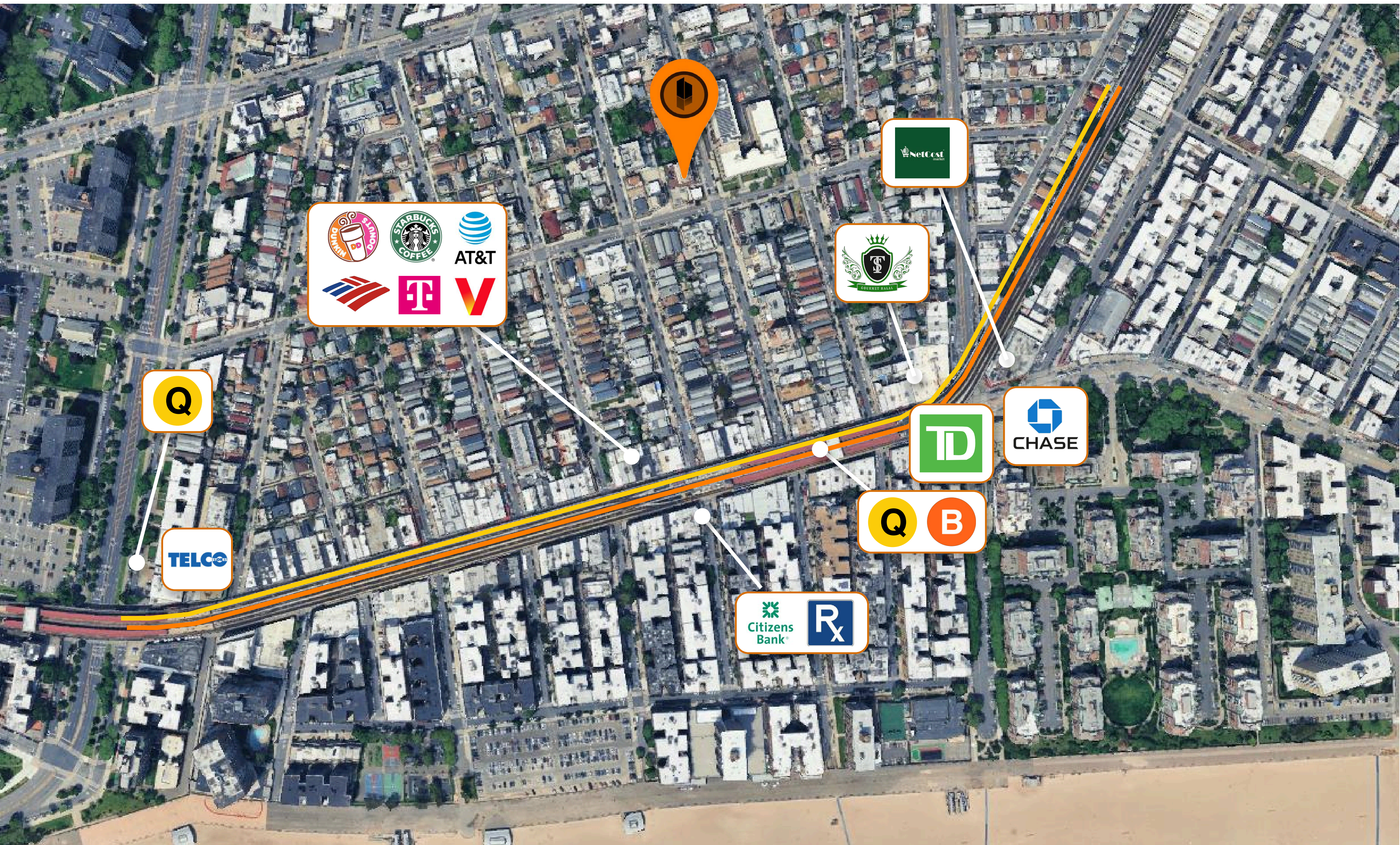


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MARKET MAP & LOCATION ANALYSIS

Located in the heart of Brighton Beach, the property sits just steps from the Brighton Beach B/Q subway station and the Brighton Beach Avenue retail corridor, offering exceptional transit access, heavy daily foot traffic, and strong residential density.



TENANT LIST

FOOD & BEVERAGE

DUNKIN'

STARBUCKS

NETCOST

TASHKENT

TELECOM

AT&T

T-MOBILE

VERIZON

BANKING / FINANCIAL

CHASE

TD BANK

CITIZENS BANK

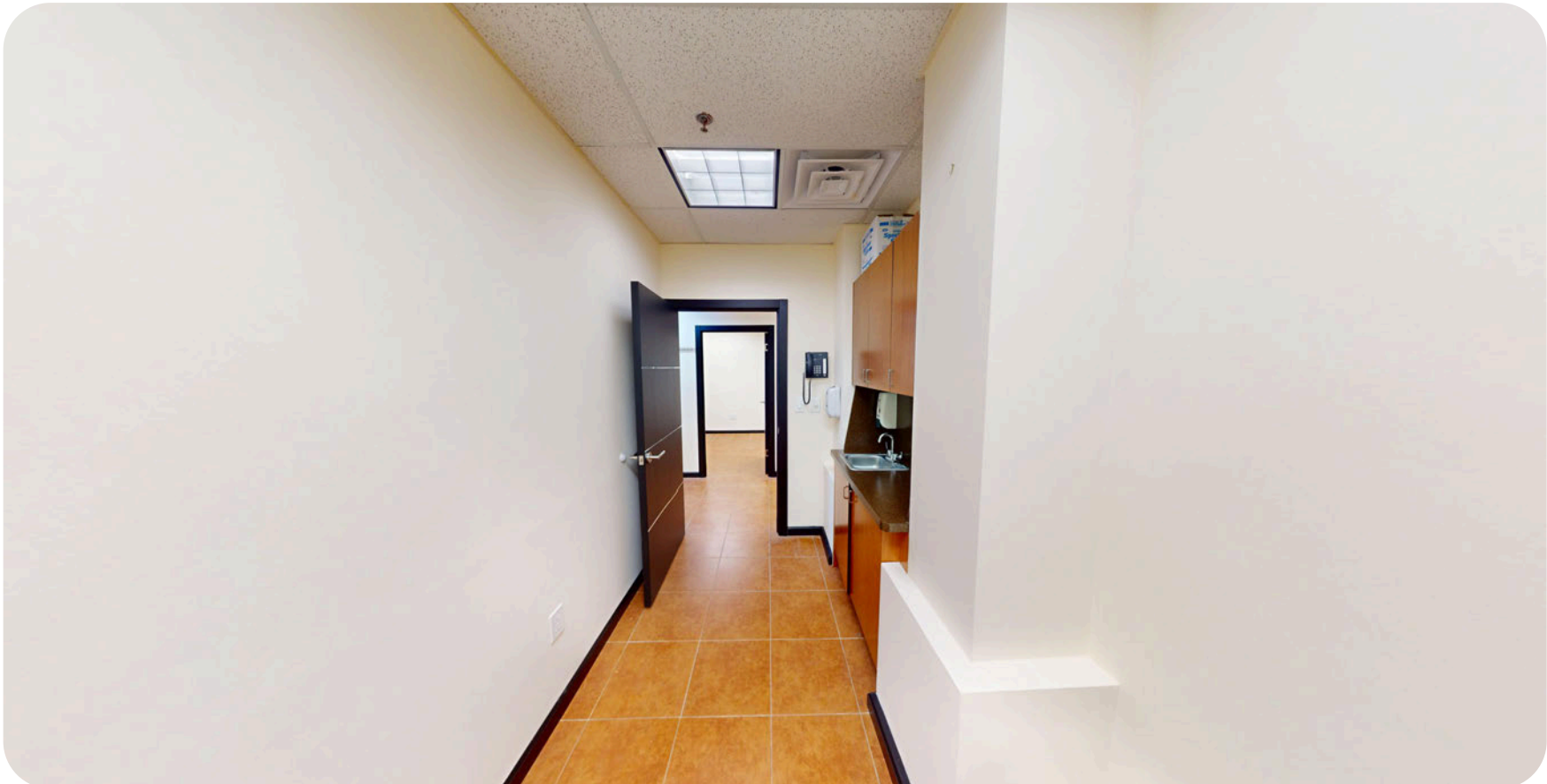
BANK OF AMERICA

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LOWER LEVEL - UNIT M2

2,800
SQUARE FEET



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LOWER LEVEL - UNIT M2

2,800
SQUARE FEET



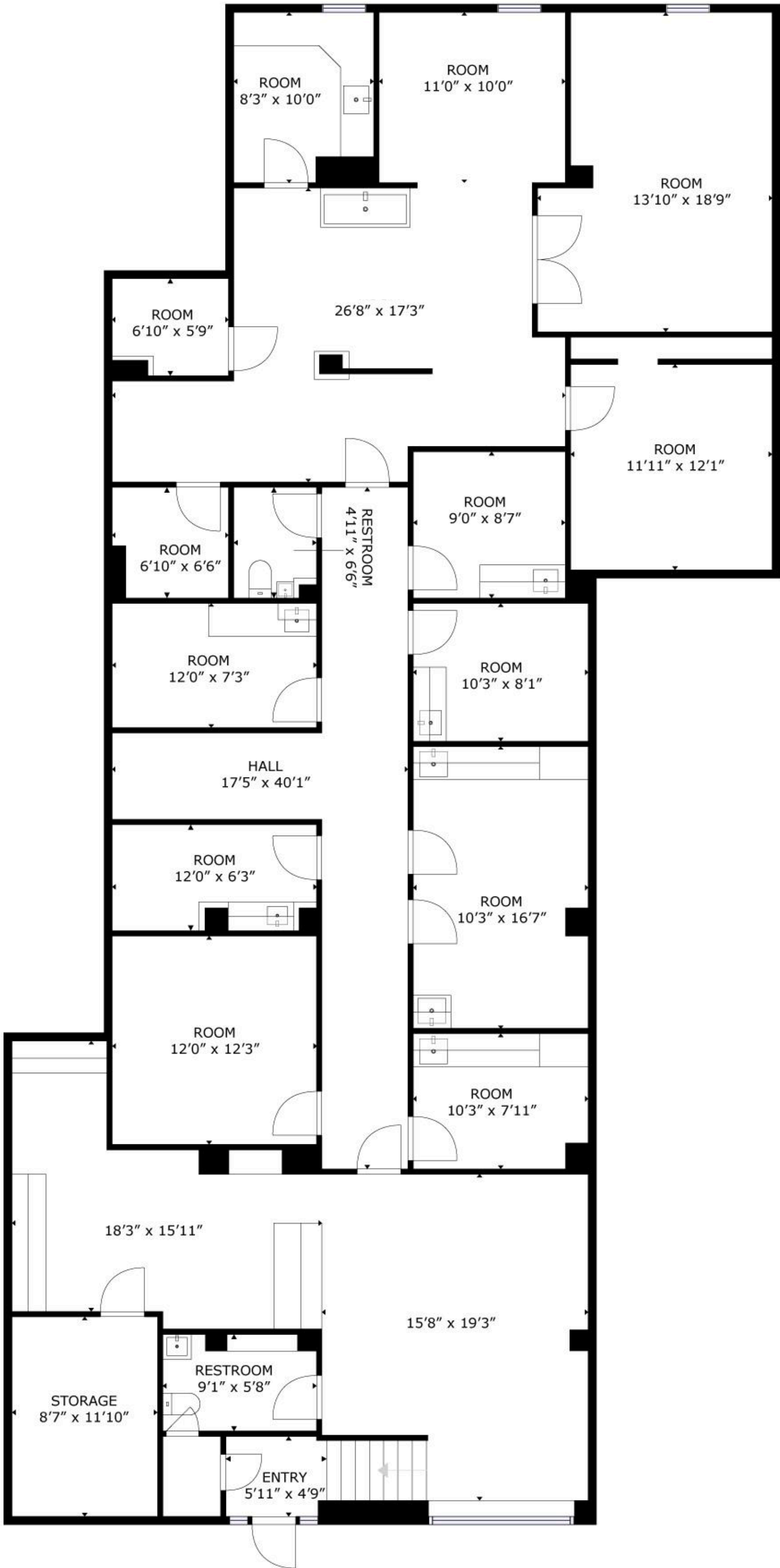
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BRIGHTON 6TH STREET

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CERTIFICATE OF OCCUPANCY



Certificate of Occupancy

CO Number: 301880506F

Permissible Use and Occupancy							
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code habitable rooms	Building Code occupancy group	Zoning dwelling or rooming units	Zoning use group	Description of use
CEL	60	OG		D-2 E J-2		2, 6	MEDICAL OFFICES
MEZ		40	1	J-2	0.5	2	CLASS "A" APARTMENT, (UPPER DUPLEX).
001		100		D-2 J-2		2, 6	LOBBY, PARKING SPACE (10 CARS), MECHANICAL ROOM
002		40	8	J-2	2	2	CLASS "A" APARTMENTS.
003		40	8	J-2	2	2	CLASS "A" APARTMENTS.
004		40	8	J-2	2	2	CLASS "A" APARTMENTS.
005		40	8	J-2	2	2	CLASS "A" APARTMENTS.
006		40	8	J-2	2	2	CLASS "A" APARTMENTS.
007		40	6	J-2	2	2	CLASS "A" APARTMENTS.
008		40	4	J-2	1	2	CLASS "A" APARTMENTS.
009		40	3	J-2	0.5	2	CLASS "A" APARTMENT, (LOWER DUPLEX).
END OF SECTION							

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