



EXCLUSIVE OFFERING

3049 BRIGHTON 6TH ST

BROOKLYN, NY 11235

BRIGHTON BEACH

OFFICE FOR LEASE



COMMERCIAL
ACQUISITIONS



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EXCLUSIVE BROKER

ARSEN ATBASHYAN

917-939-3760

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PROPERTY INFORMATION

Located in the heart of Brighton Beach, this lower-level office space is fully built out and move-in ready. The layout features a front desk/reception area, two bathrooms, and ample storage throughout. The property is handicap accessible with elevator access at the entrance.



3049 BRIGHTON 6TH STREET	
BRIGHTON 6TH STREET BETWEEN OCEANVIEW AVENUE & BRIGHTON BEACH AVENUE	
BLOCK & LOT	3-8676-1106
ZONING	R6
FLOOR	LOWER LEVEL
SIZE	UNIT 106 - 900 SF
ASKING	\$3,500/MONTH

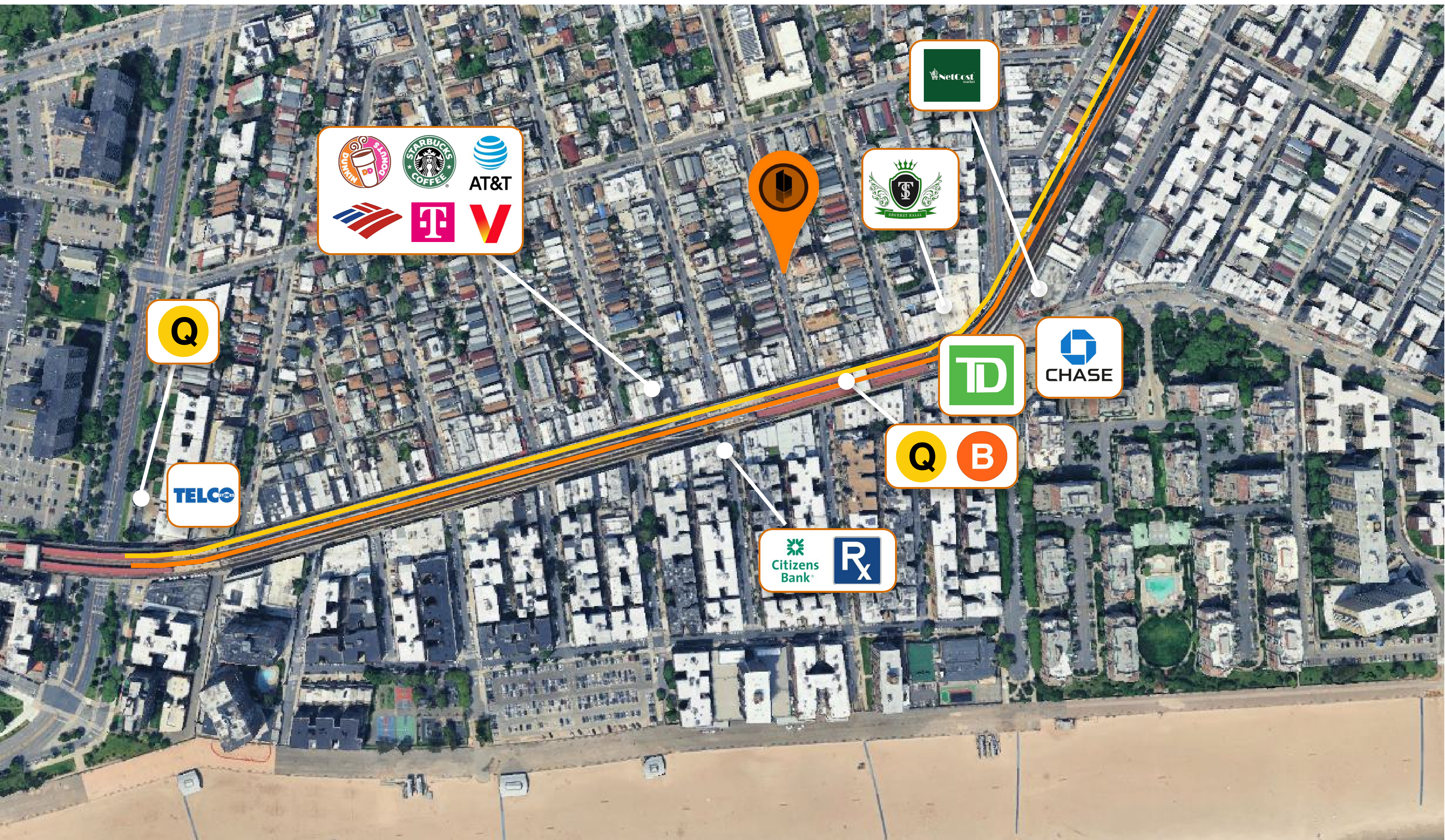


LEGAL DISCLAIMER

Commercial Acquisitions Inc. has made every effort to obtain the information regarding this listing from sources deemed reliable. However, we cannot warrant the complete accuracy thereof, subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All financial projections, cap rate estimates, rental income assumptions, and appreciation forecasts contained herein are for illustrative purposes only and do not constitute a guarantee of future performance. Prospective purchasers are advised to independently verify all information of special interest to them, including but not limited to tax abatement status, frontage measurements, zoning compliance, and lease terms. ALL MEASUREMENTS ARE APPROXIMATE.

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 106

900
SQUARE FEET



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CERTIFICATE OF OCCUPANCY



Certificate of Occupancy

CO Number: 301982460F

Permissible Use and Occupancy						
All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL	127	OG	E		4	SIX MEDICAL OFFICES, RESIDENTIAL LOBBY, MECHANICAL ROOMS
MEZ		50	J-2	0.5	2	HALF(.5)DWELLING UNITS
001	60	100	B-2		2A, 4	OPEN ACCESSORY PARKING FOR 20 CARS, ONE MEDICAL OFFICE
002 012		50	J-2	2	2	TWO (2) DWELLING UNITS EACH FLOOR
013		50	J-2	1.5	2	ONE AND A HALF (1.5) DWELLING UNITS
013		50	J-2	1.5	2	ONE AND ONE HALF(1.5)DWELLING UNITS
NOTE: EXISTING BUILDING SECTION FOOTING ON BRIGHTON 6 STREET, OCCUPIED MEDICAL UNIT, MUST REMAIN AS CLASS 2B CONSTRUCTION WITH ADEQUATE FIRE DIVISION MAINTAINED BETWEEN 2B & 1C CONSTRUCTION CLASSIFICATION ANY FUTURE ENLARGEMENT OF THIS 2B BUILDING SECTION SHALL BEINCOMPLIANCE WITH THE HEIGHT & AREA LIMITATIONS OF TABLE 4-1 & 4-2OF THE 1968 BUILDING CODE						
END OF SECTION						

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