



OFFERING MEMORANDUM

1329 EAST 17TH STREET

MIDWOOD · BROOKLYN, NY 11230

COMMERCIAL SUBLEVEL WALK-IN OFFICE SPACE

EXCLUSIVE BROKER

ARSEN ATBASHYAN

917-939-3760

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EXECUTIVE SUMMARY

THE SPACE

A **2,208 SF ADA-compliant lower-level commercial condo medical office** at 1329 East 17th Street, within a 6 story elevator condominium building built in 2014 in the heart of Midwood, Brooklyn, right off Avenue M. The space features a reception area, exam rooms, and private offices. The space is offered for sale at \$599,000.

ADA accessible. The office is served by an ADA elevator, giving patients, clients, and staff with mobility needs full barrier-free access, a key requirement for medical and healthcare users.

Ideal for medical or professional use. Well suited for a physician, dentist, physical therapist, mental health practice, chiropractor, or other healthcare provider, as well as an accountant, attorney, or any professional looking to own rather than rent in an established, high-demand neighborhood.

Easy to reach. Patients and staff can arrive by Q train at Avenue M, the B9 or B49 bus, or by car via Ocean Parkway or Ocean Avenue, with street parking on East 17th Street and surrounding blocks.



ASKING PRICE

\$599,000**2,208 SF**

SIZE

ADA COMPLIANT

WITH ELEVATOR ACCESS

PRIME MIDWOODSTEPS FROM AVENUE M RETAIL
CORRIDOR**EXCLUSIVE BROKER****ARSEN ATBASHYAN**

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PROPERTY OVERVIEW

PROPERTY INFORMATION

ADDRESS	1329 EAST 17TH STREET, BROOKLYN NY 11230
NEIGHBORHOOD	MIDWOOD
CROSS STREETS	BETWEEN AVENUE M & AVENUE N
UNIT	C1
SIZE	2,208 SF
SPACE TYPE	COMMERCIAL OFFICE - LOWER LEVEL
BUILDING	BUILT IN 2014, 6-STORY ELEVATOR BUILDING
ZONING	R7A
IDEAL USES	MEDICAL OFFICE, THERAPY
MAINTENANCE	\$875/MONTH
PROPERTY TAXES (2026-27)	\$3,995



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.



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PROPERTY

INTERIOR PHOTOS



PROPERTY

INTERIOR PHOTOS



PROPERTY

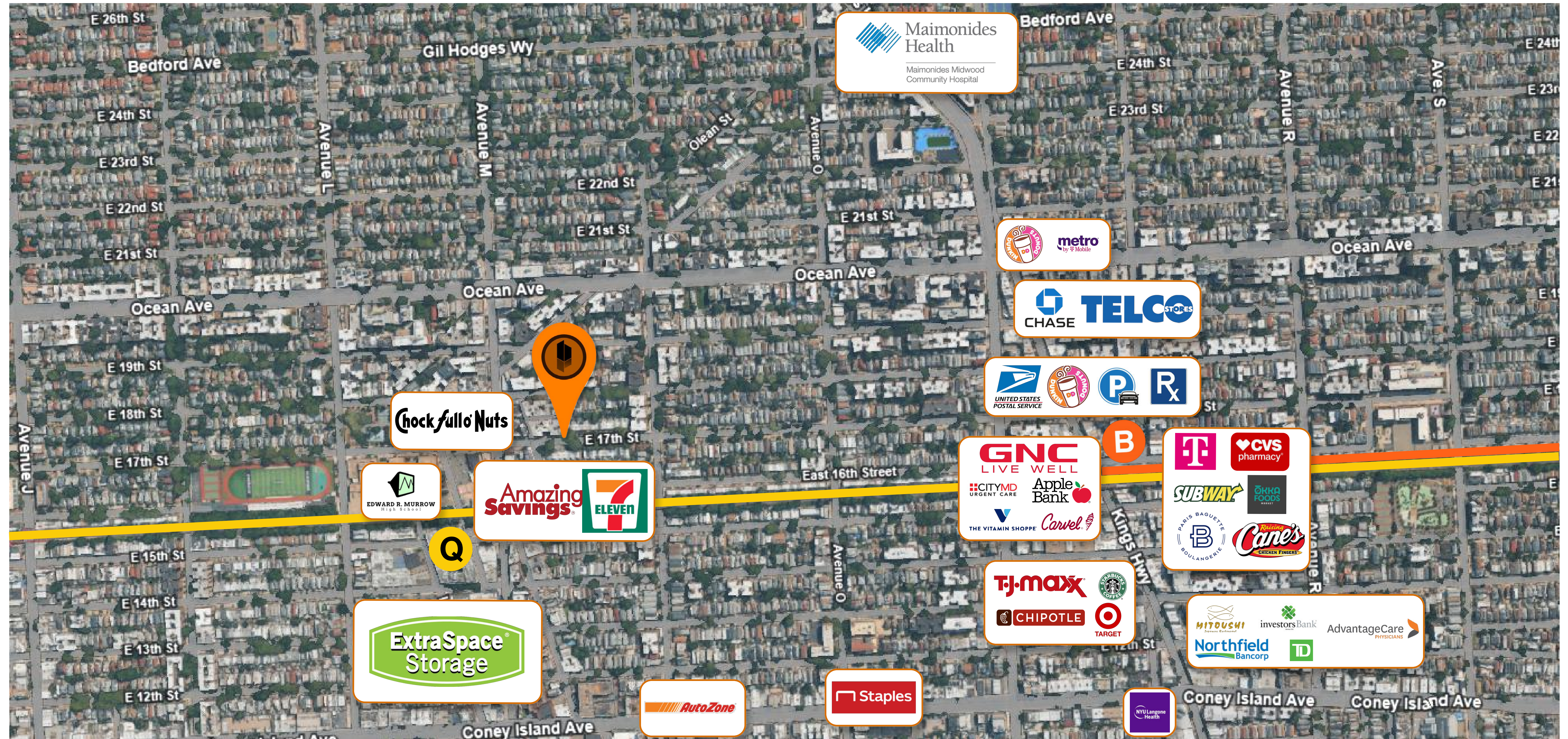
FLOOR PLAN - 2,208 SF



LOCATION

MARKET MAP & SURROUNDING TENANTS

1329 East 17th Street sits in the heart of Midwood, on East 17th Street between Avenue M and Avenue N. The site is steps from the Avenue M retail strip. With Maimonides, Mount Sinai Brooklyn and the Kings Highway medical corridor (NewYork-Presbyterian, Mount Sinai Doctors, AdvantageCare, CityMD) all nearby, and the Kings Highway B and Q express station and Ocean Parkway minutes to the south.



CERTIFICATE OF OCCUPANCY



Certificate of Occupancy

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CO Number:

310045386F

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	18	OG	E		4	AMBULATORY DIAGNOSTIC OR TREATMENT HEALTH CARE FACILITY. REFUSE STORAGE ROOM.
001	18	50	E		4	AMBULATORY DIAGNOSTIC OR TREATMENT HEALTH CARE FACILITY. REFUSE STORAGE ROOM
002		40	J-2	2	2	TWO DWELLING UNITS.
003		40	J-2	2	2	TWO DWELLING UNITS.
004		40	J-2	2	2	TWO DWELLING UNITS.
005		40	J-2	2	2	TWO DWELLING UNITS.
006		40	J-2	2	2	TWO DWELLING UNITS.
RO F	24	50	F-2		2	OPEN ACCESSORY RESIDENTIAL RECREATION SPACE
NOTE: ZONING LOT DESCRIPTION RECORDED WITH CITY REGISTER CRFN: 200800005623 (EXHIBIT 3)						
END OF SECTION						



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