COMMERCIAL
ACQUISITIONS

OFFERING MEMORANDUM

1329 EAST 17TH STREET

MIDWOOD · BROOKLYN, NY 11230

COMMUNITY FACILITY/MEDICAL CONDO FOR SALE

EXCLUSIVE BROKER

ARSEN ATBASHYAN

917-939-3760

arsen@commercialacq.com

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	ADA COMPLIANT	PRIME MIDWOOD
SIZE	WITH ELEVATOR ACCESS	STEPS FROM AVENUE M RETAIL CORRIDOR

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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 (TAX ABATEMENT UNTIL JUNE 30, 2038)





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









COMMERCIAL ACQUISITIONS

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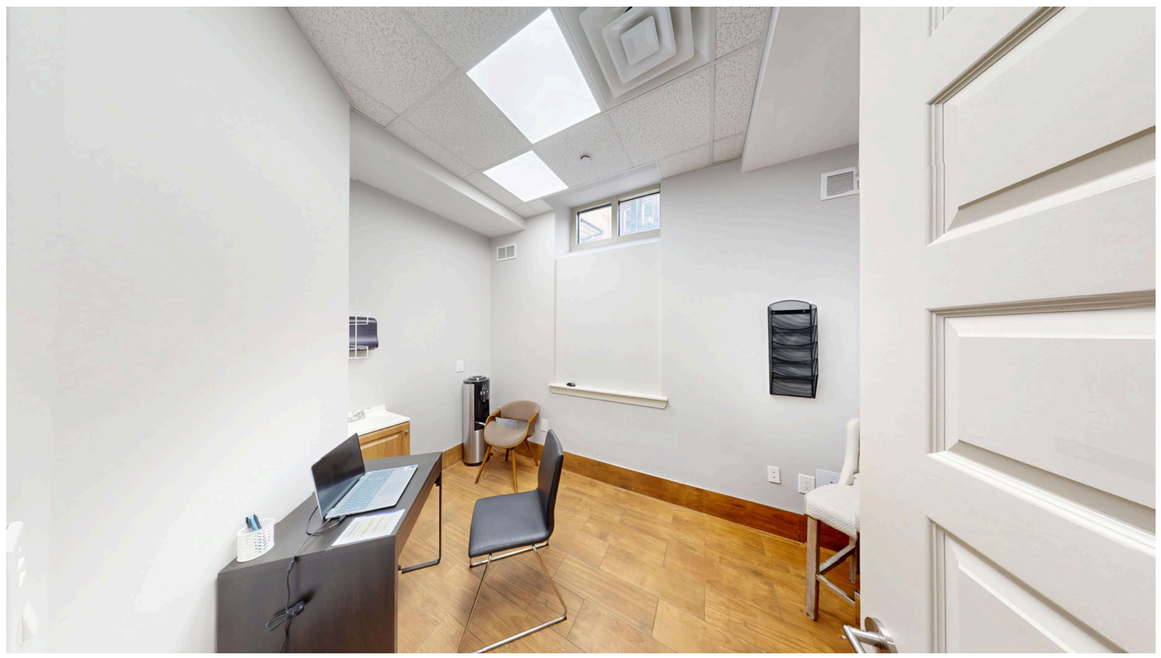
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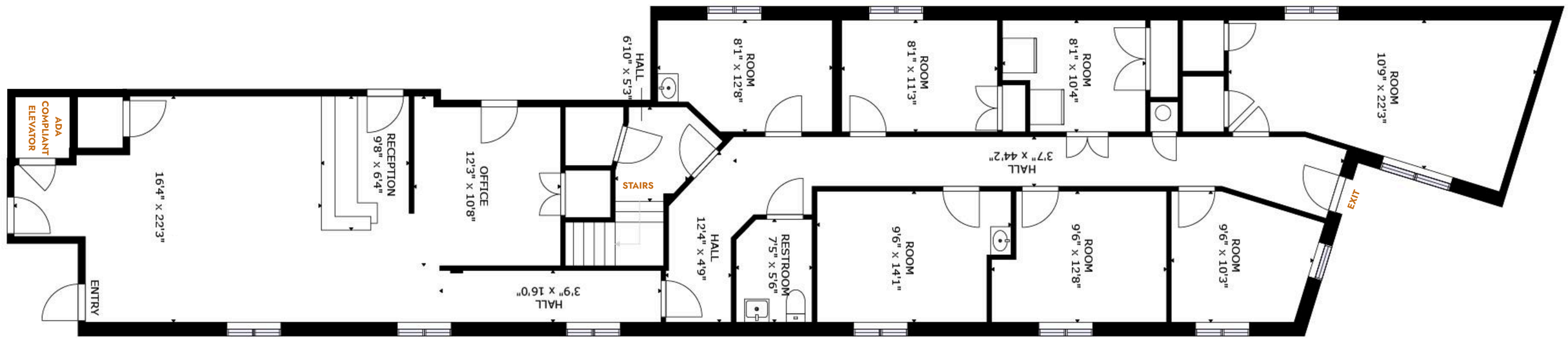
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PROPERTY

FLOOR PLAN - 2,208 SF



EAST 17TH STREET



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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.



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CERTIFICATE OF OCCUPANCY

NYC Buildings

Certificate of Occupancy

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 FACILTY. REFUSE STORAGE ROOM.
001	18	50	E		4	AMBULATORY DIAGNOSTIC OR TREATMENT HEALTH CARE FACILTY. 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

COMMERCIAL
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REALTY SERVICES

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