



EXCLUSIVE OFFERING

2412 GERRITSEN AVENUE

BROOKLYN, NY 11229

GERRITSEN BEACH

STORE FOR LEASE



COMMERCIAL
ACQUISITIONS



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EXCLUSIVE BROKER

ARSEN ATBASHYAN

917-939-3760

arsen@commercialacq.com

PROPERTY INFORMATION

Ground-floor retail space available in a condominium building in Gerritsen Beach. The space sits along the neighborhood’s only commercial strip, directly across from a dense, owner-occupied residential base.



2412 GERRITSEN AVENUE
GERRITSEN AVE BETWEEN WHITNEY
AVE & AVENUE W

REDEVELOPED IN **2013**

BLOCK & LOT **8827-0018**

ZONING **C1-2, R4**

FLOOR **GROUND FLOOR**

SIZE **1,500 SF**

ASKING
\$4,800/MONTH

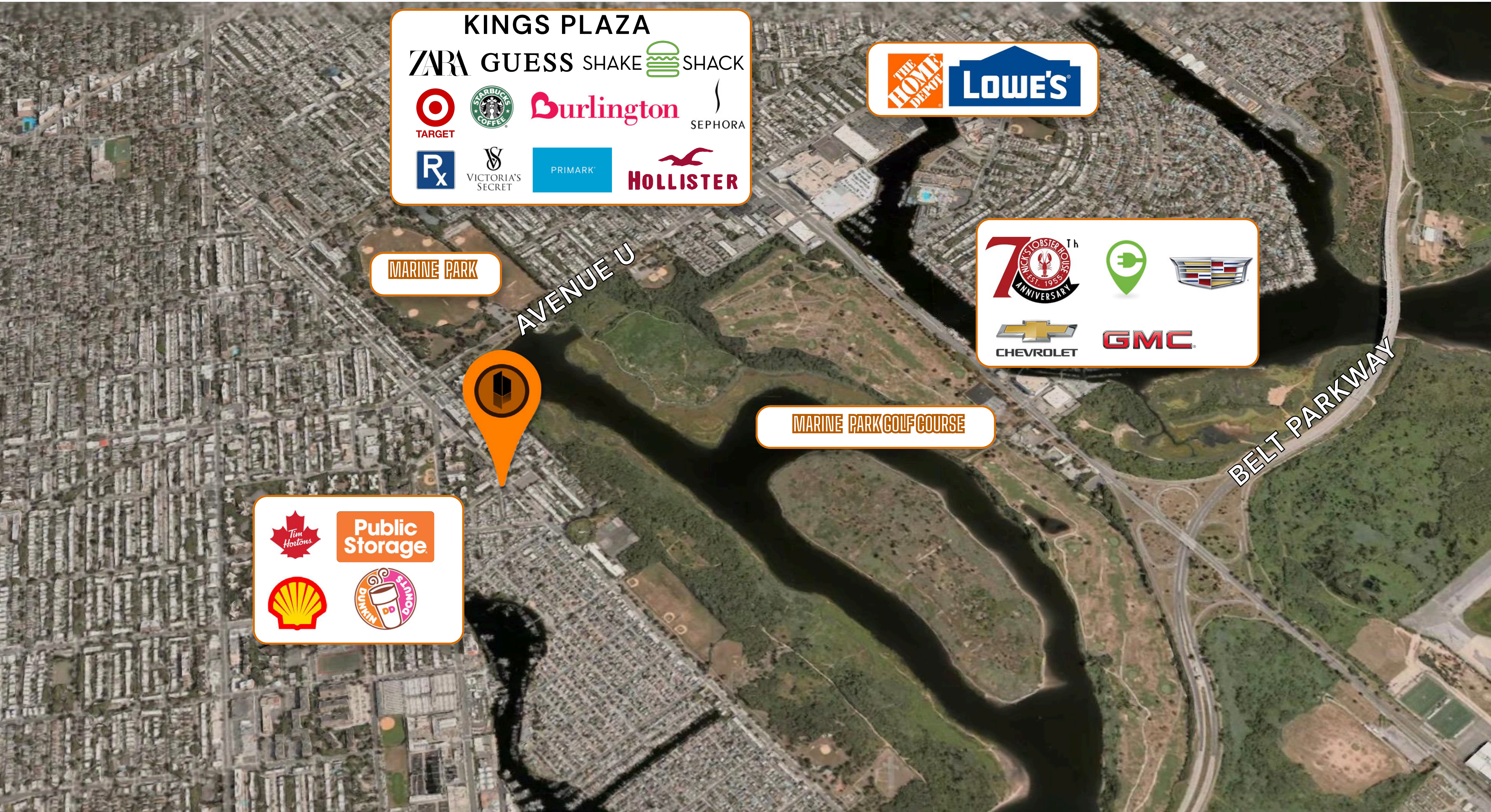


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MARKET MAP & LOCATION ANALYSIS

Located in the heart of Gerritsen beach, this store front offers high-visibility presence on Gerritsen Avenue’s primary commercial corridor. Delivered in turnkey condition and ready for immediate occupancy. Conveniently accessible via the Belt Parkway and served by the B3, B31, BM3, and BM4 bus lines.



TENANT LIST

RETAIL & APPAREL

- GUESS
- HOLLISTER
- PRIMARK
- VICTORIA'S SECRET
- BURLINGTON
- SEPHORA
- TARGET

HOME IMPROVEMENT

- THE HOME DEPOT
- LOWE'S
- STORAGE
- PUBLIC STORAGE

FOOD & BEVERAGE

- SHAKE SHACK
- STARBUCKS
- DUNKIN'
- TIM HORTONS

AUTOMOTIVE & FUEL

- CADILLAC
- CHEVROLET
- GMC
- EV CHARGING
- SHELL

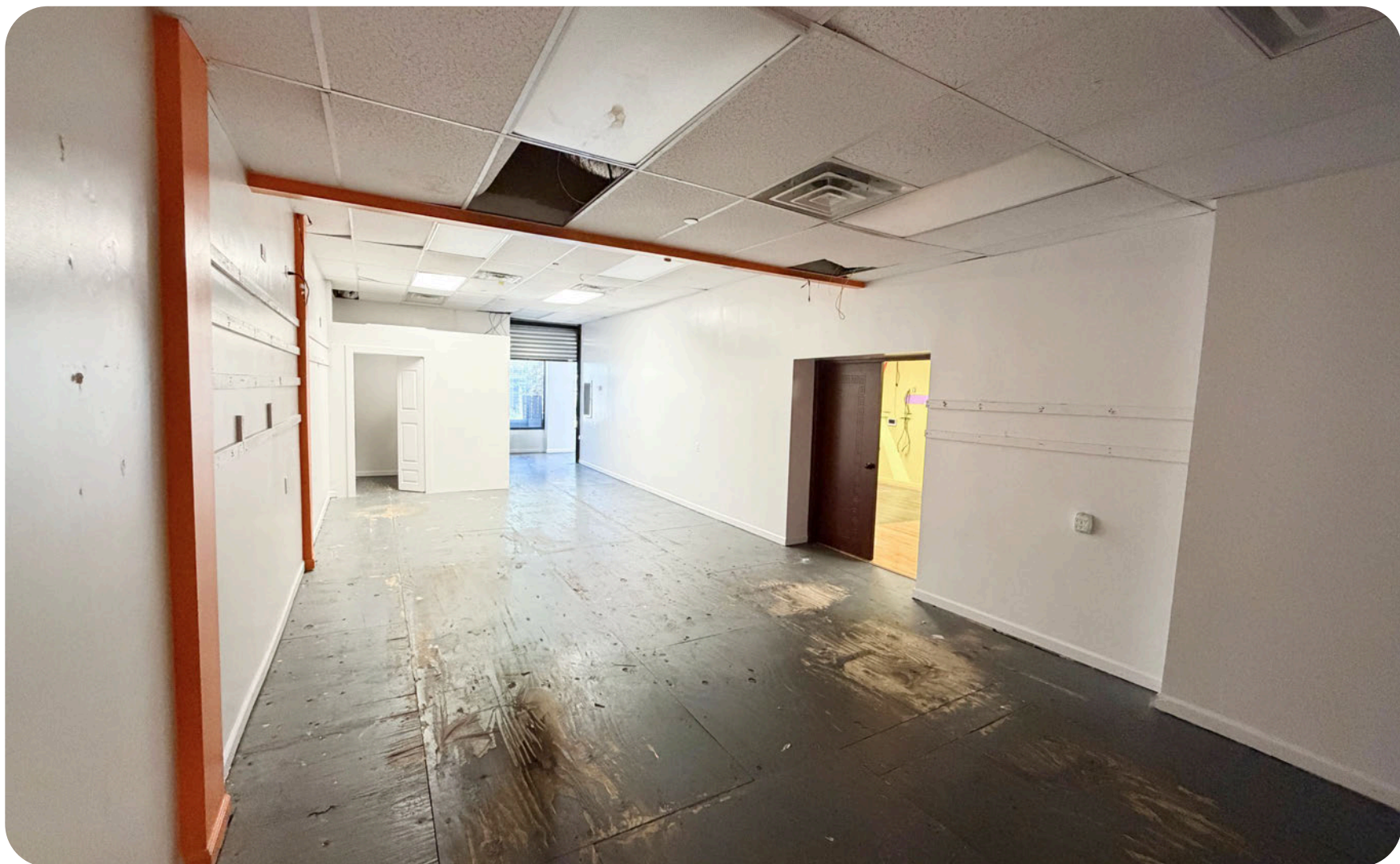
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PROPERTY IMAGES

1,500
SQUARE FEET

TYPE	RETAIL	2 LARGE OPEN MAIN ROOMS
CEILING	10'	VESTIBULE AREA
		PRIVATE OFFICE & STORAGE AREA



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CERTIFICATE OF OCCUPANCY



Certificate of Occupancy

CO Number: 320406173F

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 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
OS P						ACCESSORY OFF STREET PARKING FOR FIVE (5) CARS.
001 001		OG	M		8C	RETAIL STORE.
001 001			M		8C	EATING & DRINKING ESTABLISHMENT FOR LESS THAN 200 PERSONS.
001 001			B		4	AMBULATORY DIAGNOSTIC.
001 001		OG	M		8C	RETAIL STORE.
001 001		OG	M		8C	RETAIL STORE.
002 002			R-2	4	2	4 CLASS "A" DWELLING UNITS.
003 003			R-2	4	2	4 CLASS "A" DWELLING UNITS.
NOTE : THESE PREMISES HAVE BEEN DECLARED ONE ZONING LOT CONSISTING OF TAX LOT#18 & SUBJECT TO SECTION 12-10 OF THE ZONING RESOLUTION & RECORDED AT THE REGISTER'S OFFICE UNDER CRFN #2012000040583 & #2012000040584						
END OF SECTION						

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