

2ND FLOOR OFFICE

250 AVENUE X

GRAVESEND · BROOKLYN NY 11223

LEASING BROCHURE

EXCLUSIVE BROKER
ARSEN ATBASHYAN

917-939-3760
arsen@commercialacq.com

EXECUTIVE SUMMARY

THE SPACE

ADDRESS	250 Avenue X, Brooklyn, NY 11223
NEIGHBORHOOD	Gravesend
LOCATION	Avenue X between Shell Road and West 3rd St
SIZE	1,200 SF
FLOOR	2nd Floor
ZONING	C1-2, R4



NHTD / TBI
HHA TRAINING
DEAF PROGRAM

Magic Home Care
718-484-4900

250

ASKING RENT
\$3,500/MONTH

HVAC SYSTEM

2 PRIVATE BATHROOMS

HIGH TRAFFIC LOCATION

PROPERTY

INTERIOR PHOTOS



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.

EXCLUSIVE BROKER

ARSEN ATBASHYAN

917-939-3760

arsen@commercialacq.com

PROPERTY

INTERIOR PHOTOS



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.

EXCLUSIVE BROKER

ARSEN ATBASHYAN

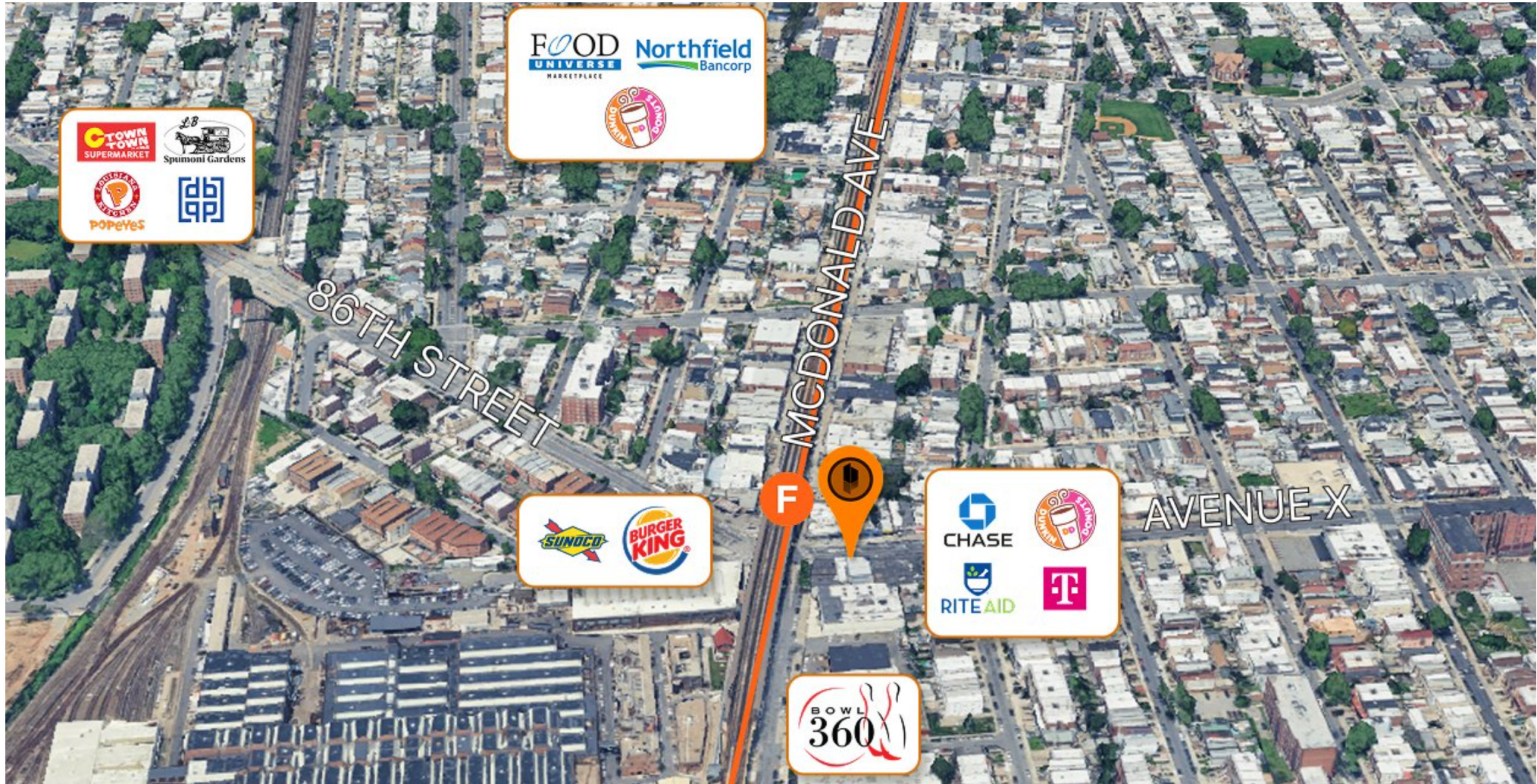
917-939-3760

arsen@commercialacq.com

LOCATION

MARKET MAP & SURROUNDING TENANTS

250 Avenue X is located in Gravesend, a densely populated residential neighborhood in South Brooklyn. The property is steps from the F train. It is also steps from McDonald Avenue, 86th Street, and Avenue X, three high-traffic commercial corridors.

**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.

EXCLUSIVE BROKER**ARSEN ATBASHYAN**

917-939-3760

arsen@commercialacq.com

250 AVENUE X

GRAVESEND · BROOKLYN NY 11223

EXCLUSIVE BROKER

ARSEN ATBASHYAN

Cell: 917-939-3760 · Office: 718-517-8700 · arsen@commercialacq.com

Commercial Acquisitions Inc.