



2ND FLOOR OFFICE

289 BRIGHTON BEACH AVENUE

BRIGHTON BEACH · BROOKLYN NY 11235

LEASING BROCHURE

EXCLUSIVE BROKER
ARSEN ATBASHYAN
917-939-3760
arsen@commercialacq.com

EXECUTIVE SUMMARY

THE SPACE

ADDRESS	289 Brighton Beach Avenue, Brooklyn, NY 11235
NEIGHBORHOOD	Brighton Beach
CROSS STREETS	Between Brighton 2nd St & Brighton 3rd St
SIZE	700 SF
FLOOR	2nd Floor Office
ZONING	C1-2, R6



700 SF

SIZE

HIGH TRAFFIC

RETAIL CORRIDOR



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

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LOCATION

MARKET MAP & SURROUNDING TENANTS

The office sits in the heart of Brighton Beach, on the Brighton Beach Avenue retail corridor, with a steady flow of shoppers, residents and visitors throughout the day. The Brighton Beach boardwalk and beach are a short walk away, adding heavy summer traffic on top of year-round local demand. Steps from the B and Q station. Ocean Parkway and Coney Island Avenue give direct access to Coney Island and the Belt Parkway.



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