



COMMERCIAL
ACQUISITIONS
REALTY SERVICES

SPACE FOR LEASE
718-517-8700
COMMERCIALACQ.COM
ARSEN ATBASHYAN EXT.807
Arsen@CommercialACQ.com

RETAIL SPACE AVAILABLE FOR SUB-LEASE

301 KNICKERBOCKER AVE

BUSHWICK · BROOKLYN NY 11237

LEASING BROCHURE

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

EXECUTIVE SUMMARY

THE SPACE

ADDRESS	301 Knickerbocker Avenue, Brooklyn, NY 11237
NEIGHBORHOOD	Bushwick
CROSS STREETS	Between Suydam Street and Hart Street
SIZE	2,200 SF + Basement
FRONTAGE	25 feet of frontage directly on Knickerbocker Avenue
SIGNAGE	Strong signage exposure to foot and vehicle traffic
LEASE	7 Years remaining on lease



ASKING RENT
UPON REQUEST

2,200 SF

SIZE

25'

FRONTAGE

BASEMENT

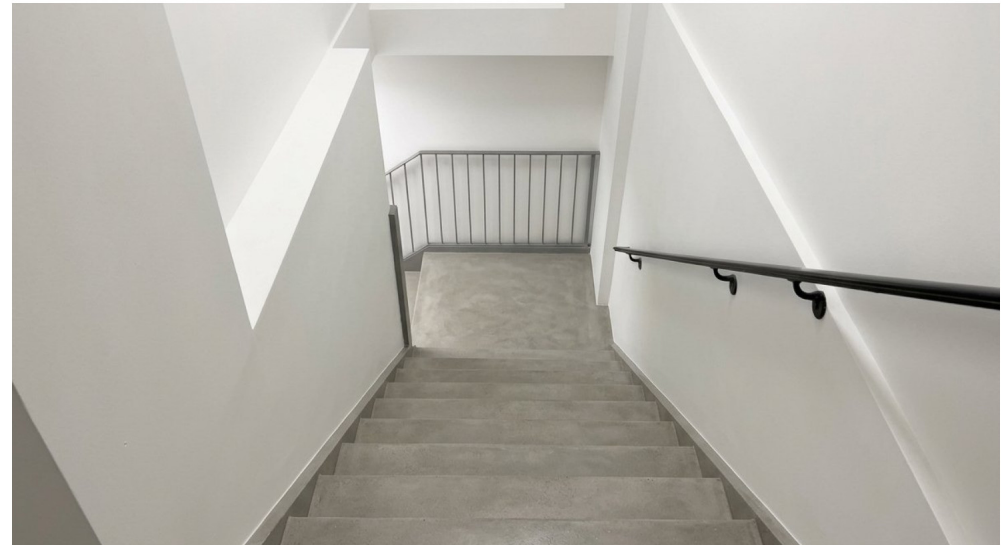
ADDITIONAL STORAGE SPACE

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.

PROPERTY

GROUND FLOOR



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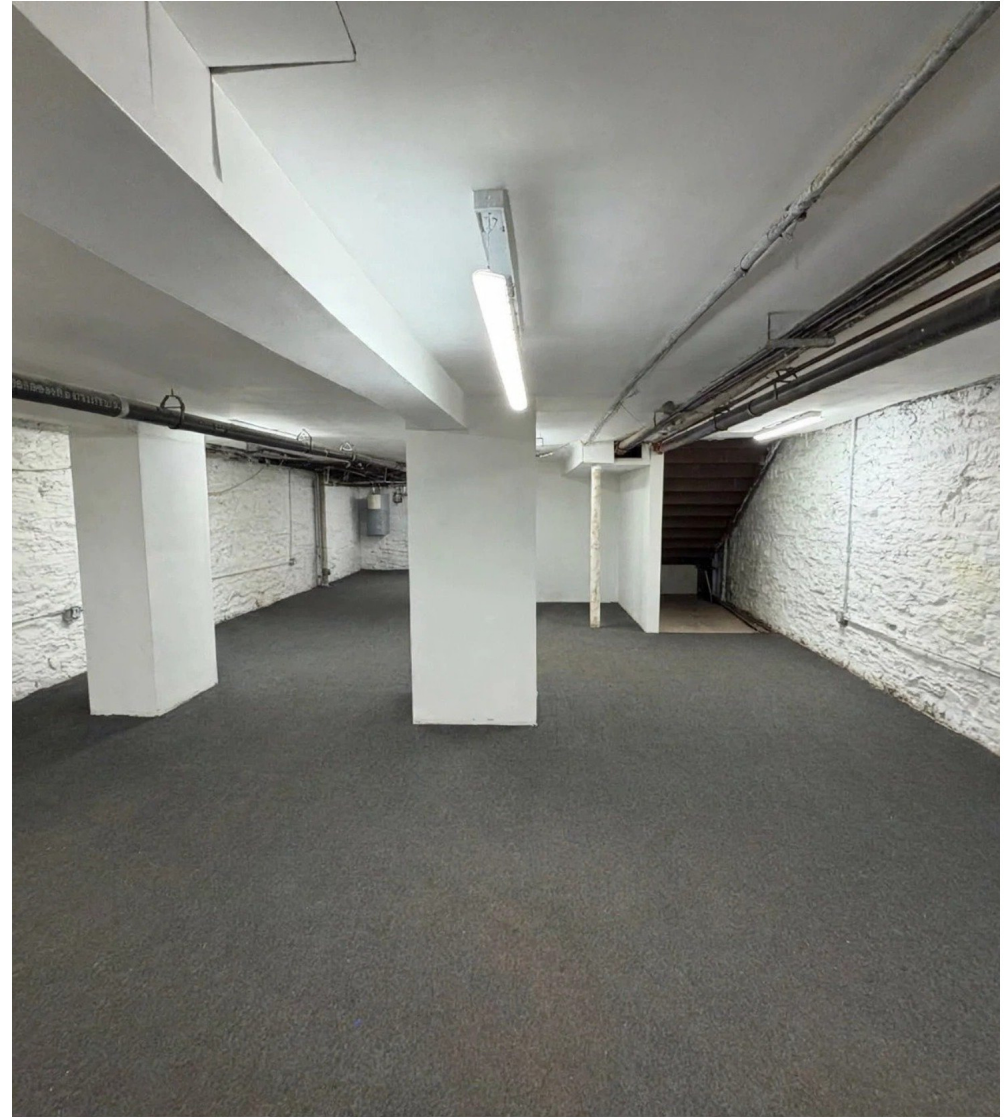
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PROPERTY

LOWER LEVEL



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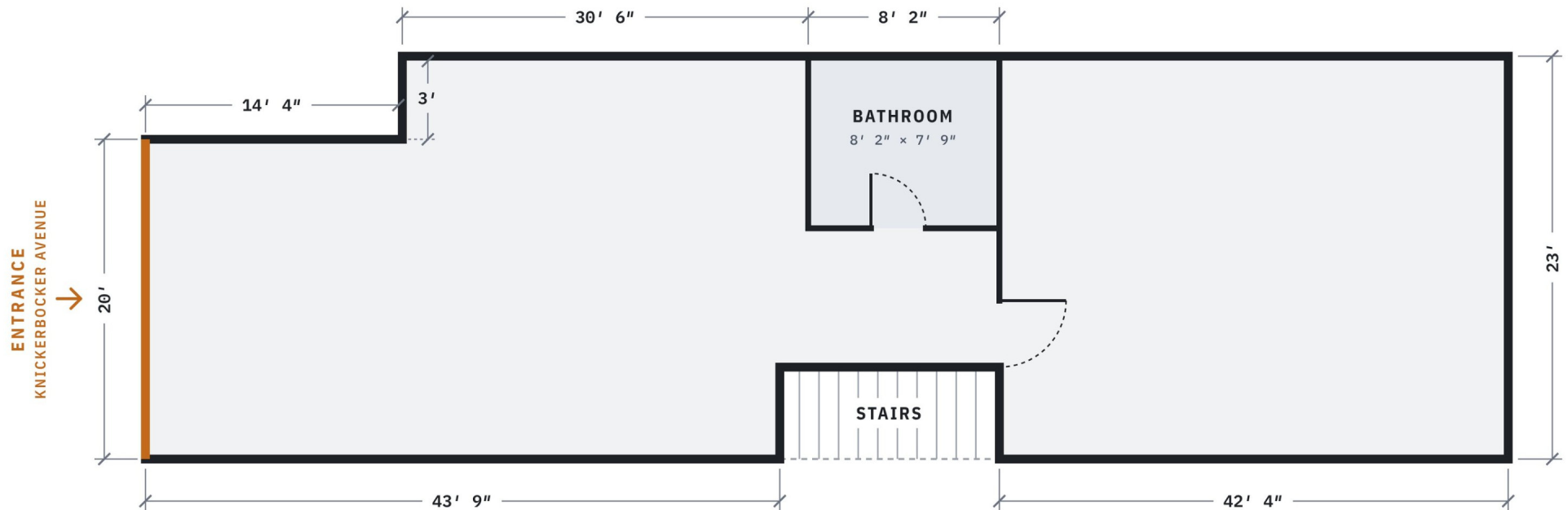
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PROPERTY

FLOOR PLAN - 2,200 SF + BASEMENT



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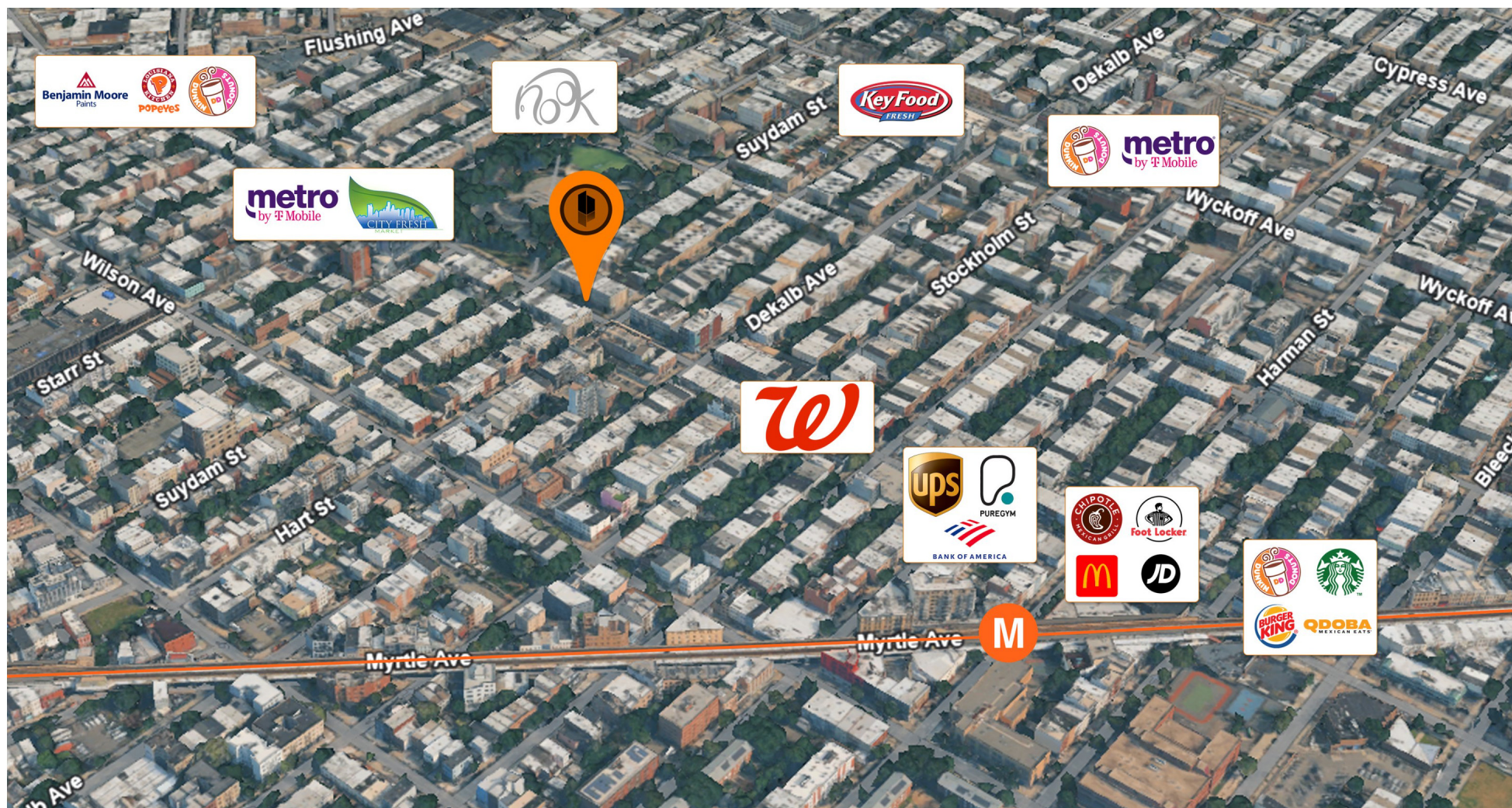
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LOCATION

MARKET MAP & SURROUNDING TENANTS

301 Knickerbocker Avenue is located on Bushwick's primary retail corridor, one block from Maria Hernandez Park. Grocery and pharmacy anchors are within walking distance. National retailers, banks and fitness operators are concentrated to the south near Myrtle Avenue. The Knickerbocker Avenue M station is approximately a five-minute walk.



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CERTIFICATE OF OCCUPANCY



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Certificate of Occupancy

CO Number:

301515581F

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		OG	B-2		6B	ACCESSORY STORAGE
001	74	120	C		6B	STORE
002		40	J-2	1	2A	(1) CLASS "A" APARTMENT
003		40	J-2	1	2A	(1) CLASS "A" APARTMENT
004		40	J-2	1	2A	(1) CLASS "A" APARTMENT
END OF SECTION						

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