



COMMERCIAL
ACQUISITIONS
REALTY SERVICES

2ND FLOOR OFFICE

3021 AVENUE J

MIDWOOD BROOKLYN, NY 11210

LEASING BROCHURE

ARI
3023 Ave. J

EXCLUSIVE BROKER
ARSEN ATBASHYAN
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arsen@commercialacq.com

EXECUTIVE SUMMARY

THE SPACE

ADDRESS 3021 Avenue J, Brooklyn, NY 11210

NEIGHBORHOOD Midwood

CROSS STREETS Between Nostrand Avenue & East 31st Street

SIZE 1000 SF

ZONING R4



ASKING RENT

\$3,800/MONTH

PRIVATE BALCONY

HVAC SYSTEM

2 PRIVATE BATHROOMS

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

PHOTOS

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LOCATION

MARKET MAP & SURROUNDING TENANTS

3021 Avenue J sits in a dense, well-established Brooklyn neighborhood near Brooklyn College and the busy Flatbush and Nostrand Avenue junction. The area is surrounded by national tenants and benefits from heavy foot traffic, a large student population, and easy access to the 2/5 subway lines.

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