COMMERCIAL ACQUISITIONS
REALTY SERVICES



STORE FOR LEASE

3069 BRIGHTON 1ST STREET

BRIGHTON BEACH · 11235

LEASING BROCHURE

EXCLUSIVE BROKER
DENIS ABAYEV
718-954-1363
denis@commercialacq.com

EXECUTIVE SUMMARY

THE SPACE

LOCATION	3069 Brighton 1st Street, Brooklyn NY 11235
CROSS STREETS	Brighton 1st & Brighton Beach Avenue
SIZE	1,000 SF
FLOOR	Ground Floor
RETAIL CORRIDOR	Just off Brighton Beach Avenue, the neighborhood's main shopping street
ZONING	C1-2, R6
AVAILABILITY	Available November 1st



ASKING RENT

UPON REQUEST

1,000 SF
SIZE

HIGH TRAFFIC
RETAIL CORRIDOR

NOVEMBER 1ST
AVAILABILITY

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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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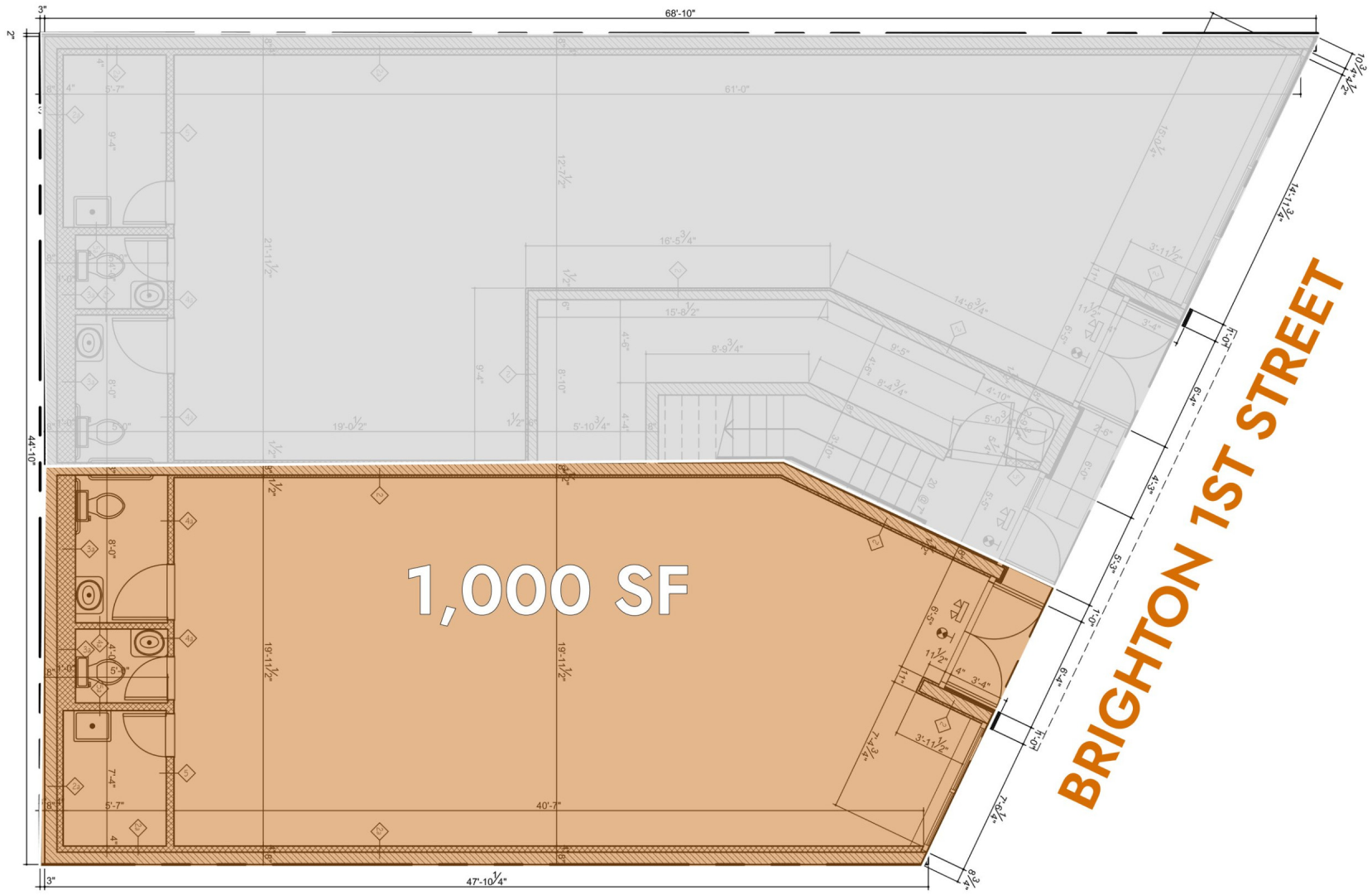
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PROPERTY

FLOOR PLAN - 1,000 SF



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LOCATION

MARKET MAP & SURROUNDING TENANTS

3069 Brighton 1st Street sits in Brighton Beach, Brooklyn, just off Brighton Beach Avenue, the neighborhood's main retail corridor. The avenue carries much of the area's day-to-day shopping, and this first-floor store is positioned to draw from the same customers who walk the corridor. The surrounding residential blocks give a tenant a built-in local customer base, and the short walk to the avenue keeps the location in front of shoppers moving through the heart of the neighborhood.



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CERTIFICATE OF OCCUPANCY

NYC Buildings

Certificate of Occupancy

CO Number: 320335829F

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
BAS		60	OG	M		6A	(2) RETAIL SPACES
BAS			OG	U		6F	ACCESSORY MECHANICAL ROOM
001	001	19	50	B		6B	PROFESSIONAL/BUSINESS OFFICES
EXHIBIT I CRFN# 2011000237649, EXHIBIT III CRFN#2011000237648.							
END OF SECTION							

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