

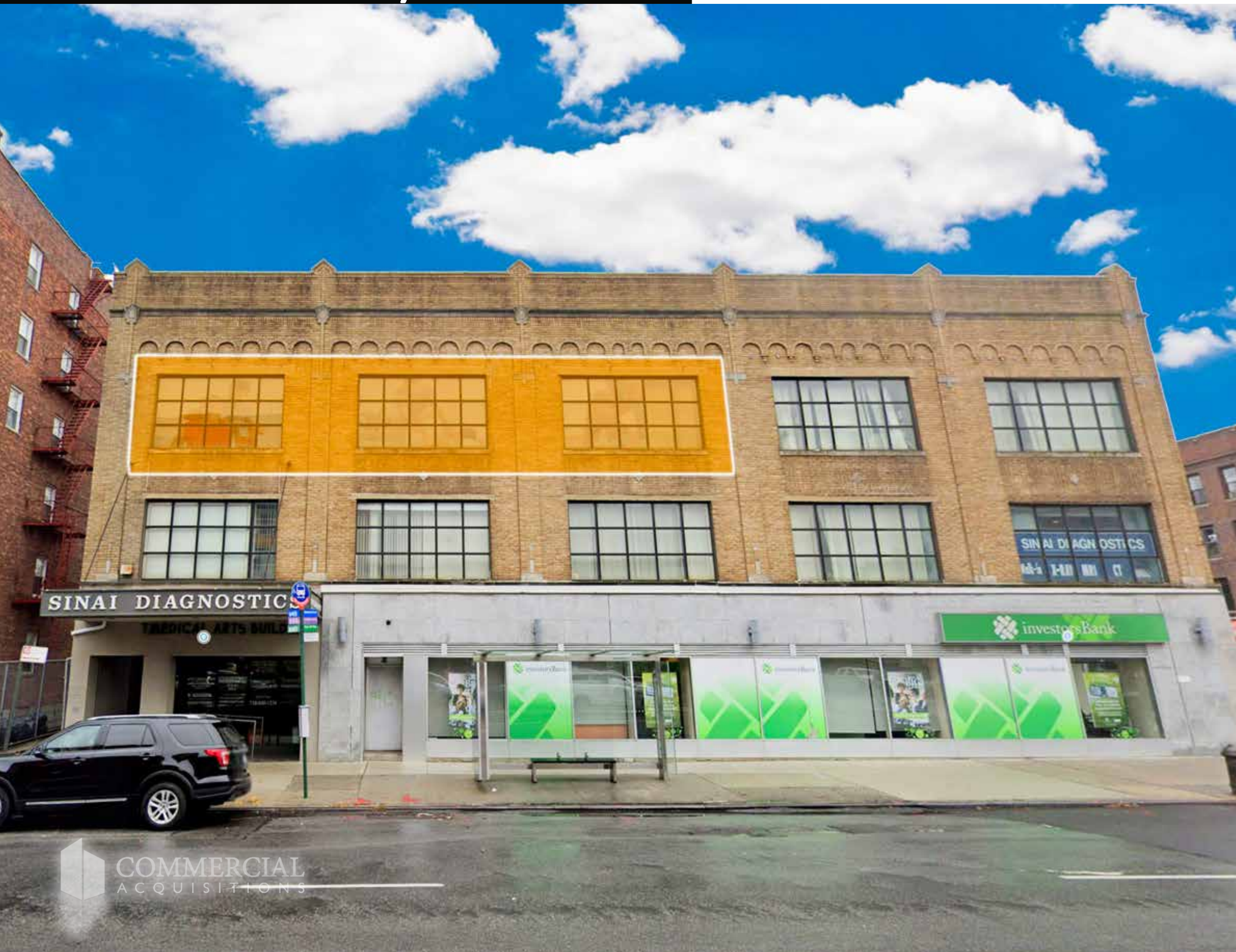
OFFICE SPACE FOR LEASE

2560 OCEAN AVENUE

Homecrest Brooklyn, NY 11229



COMMERCIAL
ACQUISITIONS
REALTY SERVICES



FOR MORE INFORMATION ON THIS PROPERTY PLEASE VISIT: COMMERCIALACQ.COM



LISTING DETAILS

LOCATION INFO

Between Ave U & Ave V

SIZE

2,500 SF

ZONING

R7A, C1-3

BLOCK & LOT

07352-0011

PRICE

\$6,500 /MO

NEIGHBORHOOD

Homecrest

SPACE TYPE

Medical / Office

STORIES

3rd Floor

COMMENTS

- Move-in Condition
- Elevator Building
- Handicap Accessible

TRANSPORTATION

B49 B3 BM3 B Q

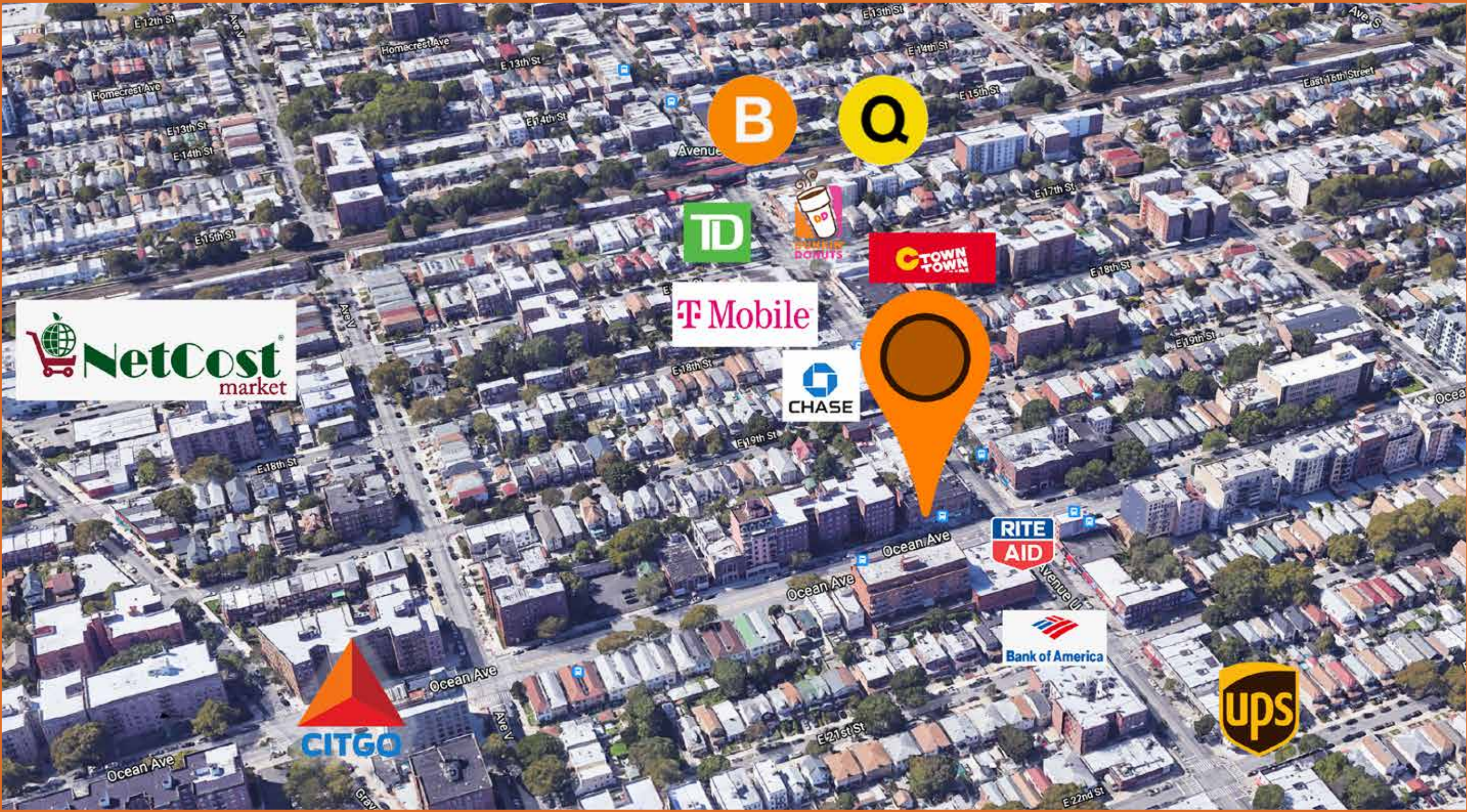
Walk Score
92

Transit Score
98

Bike Score
65

NEIGHBORING TENANTS

- | | |
|------------|-----------|
| - Rite Aid | - UPS |
| - T-Mobile | - NetCost |
| - C-Town | - Dunkin |
| - CHASE | -Subway |



FOR MORE INFORMATION ON THIS PROPERTY PLEASE VISIT: COMMERCIALACQ.COM



CERTIFICATE OF OCCUPANCY

B Form 54 (Rev. 8/85)

THE CITY OF NEW YORK



DEPARTMENT OF BUILDINGS
CERTIFICATE OF OCCUPANCY

BOROUGH Brooklyn

DATE: OCT 26 1988

NO. 230463

This certificate supersedes C.O. No. 207952

ZONING DISTRICT Cl-3 in R-6

THIS CERTIFIES that the new-altered-existing-building-premises located at

2560 Ocean Avenue

Block 7352 Lot 11

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN

PERMISSIBLE USE AND OCCUPANCY

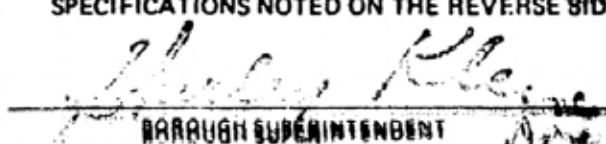
STORY	LIVE LOAD PSF PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	FORMER USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
Cellar	On Ground	75			6	E	Medical Offices
First	120	100			6	C	Lobby and Stores
Second	120	75			6	E	Medical Offices
Third	120	75			6	E	Medical Offices
TOTAL: Medical Offices and Stores							
Old Code							

OPEN SPACE USES

(SPECIFY-PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS
A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED

THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND
SPECIFICATIONS NOTED ON THE REVERSE SIDE.



BOROUGH SUPERINTENDENT



COMMISSIONER

☐ ORIGINAL

☐ OFFICE COPY-DEPARTMENT OF BUILDINGS

☐ COPY

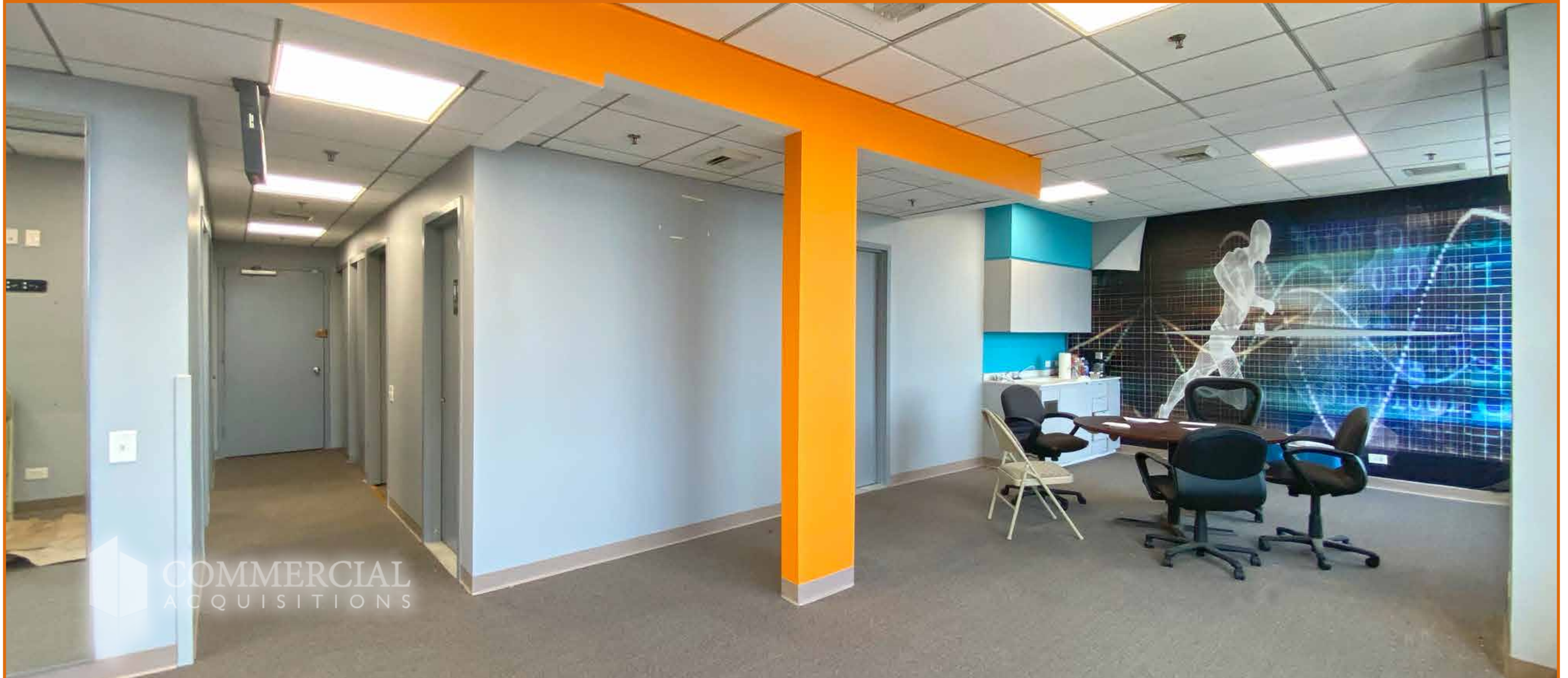
OFFICE SPACE FOR LEASE



FOR MORE INFORMATION ON THIS PROPERTY PLEASE VISIT: COMMERCIALACQ.COM



OFFICE SPACE FOR LEASE



FOR MORE INFORMATION ON THIS PROPERTY PLEASE VISIT: COMMERCIALACQ.COM



OFFICE SPACE FOR LEASE



FOR MORE INFORMATION ON THIS PROPERTY PLEASE VISIT: COMMERCIALACQ.COM



2560 OCEAN AVE OFFICE FOR LEASE



CONTACT EXCLUSIVE BROKER

ARSEN ATBASHYAN

CELL. 917.939.3760

Arsen@CommercialACQ.com



FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: 718.517.8700

2500 CONEY ISLAND AVENUE, 2ND FLOOR, BROOKLYN, NY 11223 | 718.513.1889 | ARSEN@COMMERCIALACQ.COM | COMMERCIALACQ.COM

Commercial Acquisitions Inc. has made every effort to obtain the information regarding these listings 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. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification. ALL MEASUREMENTS MAY BE APPROXIMATE.