

# COMMERCIAL CO-OP FOR SALE

**2701 OCEAN AVENUE, BROOKLYN NY 11229**



**SCAN OR CLICK LINK BELOW  
FOR A 3-D VIRTUAL TOUR**

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

# PROPERTY DETAILS

**SIZE: 1,220 SF**

**GROUND FLOOR COMMERCIAL OFFICE CO-OP**

**MAINTENANCE: UNIT 1A & 1B: \$1078/MONTH**

**TWO ENTRANCES**

**STEPS FROM PUBLIC TRANSPORTATION**

**PRICE : \$449,000.00**



**NEIGHBORHOOD**  
SHEEPSHEAD BAY



**BLOCK & LOT**  
7381-0073



**ZONING**  
R7A

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# PROPERTY PHOTOS



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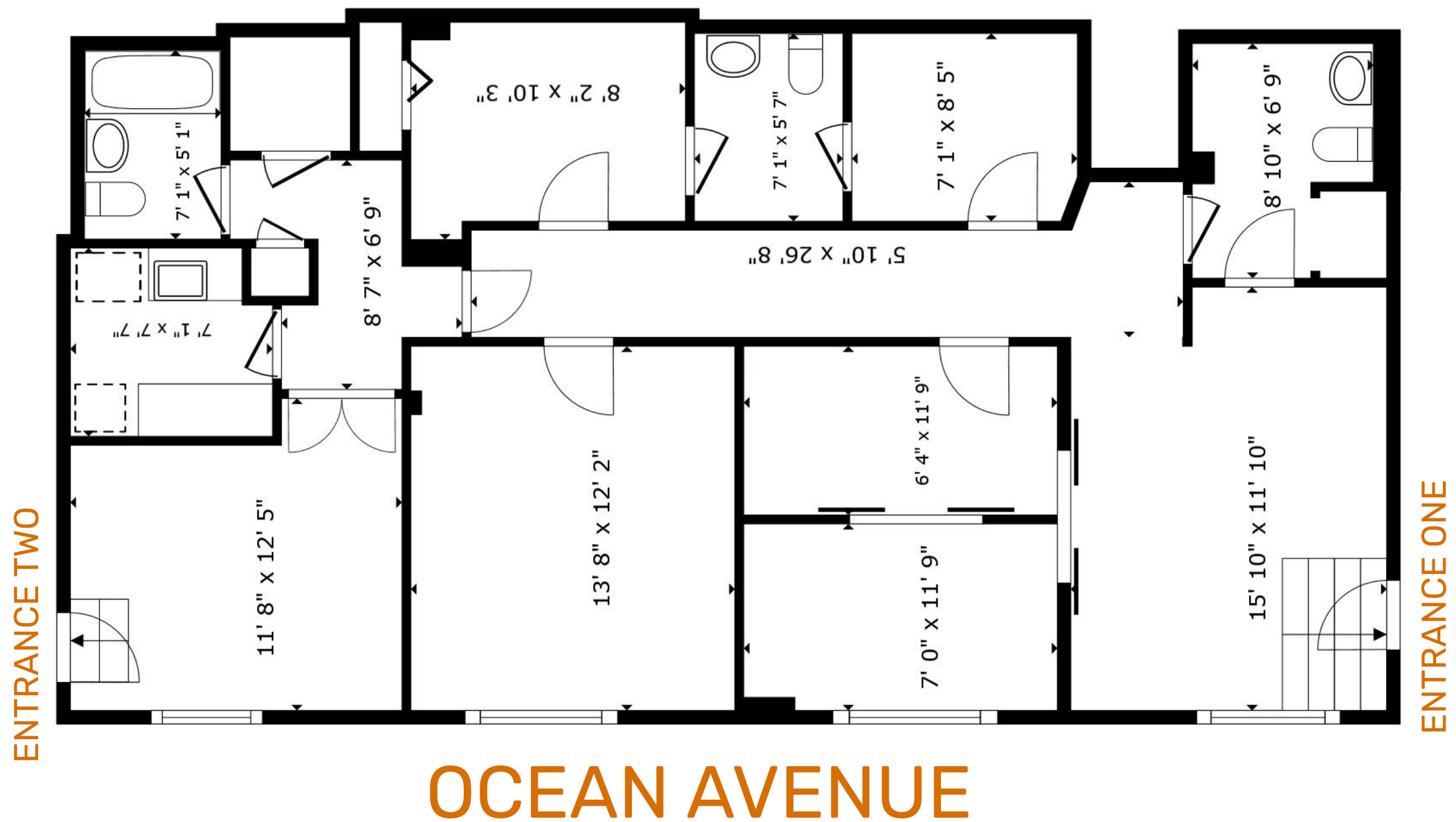
# PROPERTY PHOTOS



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# FLOOR PLAN

1,220 SF



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# DOLLHOUSE VIEW

1,220 SF

ENTRANCE TWO



ENTRANCE ONE

OCEAN AVENUE

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# CERTIFICATE OF OCCUPANCY



## Certificate of Occupancy

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CO Number: 301263825F

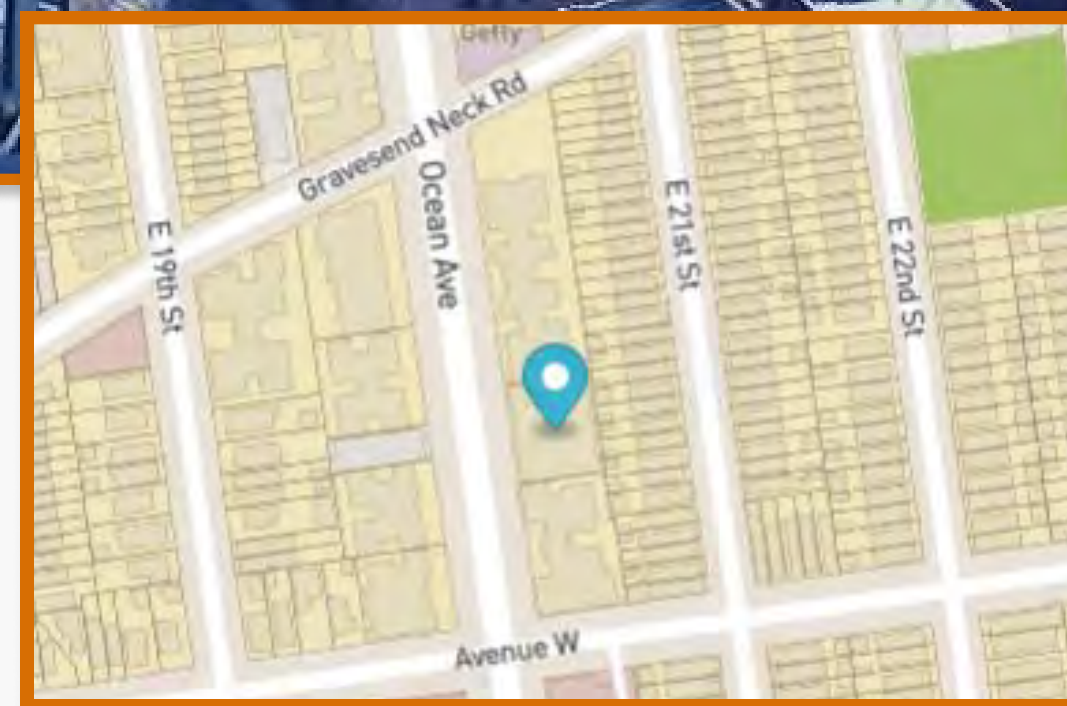
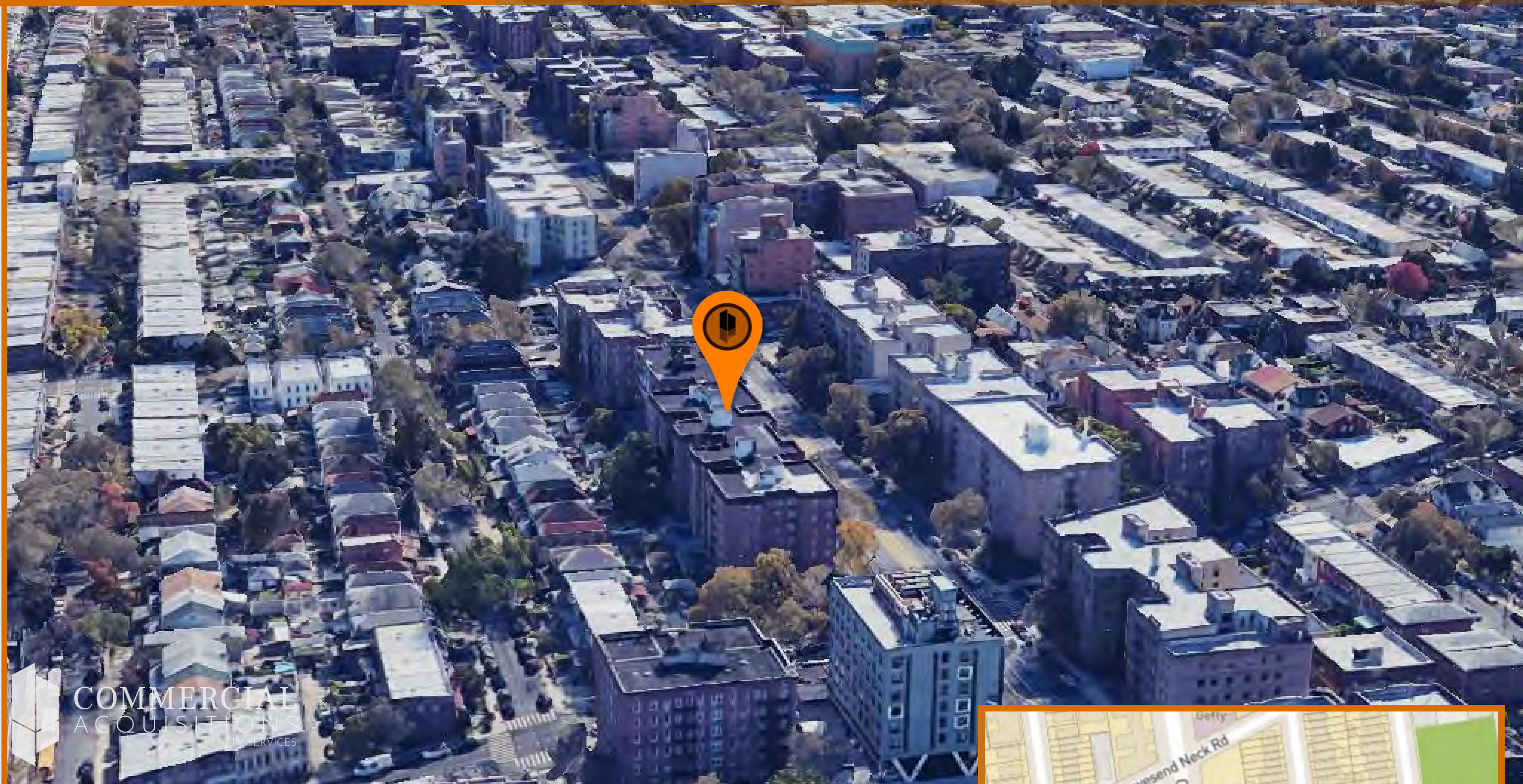
| Permissible Use and Occupancy |                           |                           |                               |                               |                                  |                  |                                                                                                                                                                                                                                                                                                                        |
|-------------------------------|---------------------------|---------------------------|-------------------------------|-------------------------------|----------------------------------|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Floor From To                 | Maximum persons permitted | Live load lbs per sq. ft. | Building Code habitable rooms | Building Code occupancy group | Zoning dwelling or rooming units | Zoning use group | Description of use                                                                                                                                                                                                                                                                                                     |
| BAS                           |                           | OG                        |                               | COM<br>RES                    | 1                                | 4, 2             | ONE DWELLING UNIT, 1 MEDICAL OFFICE, BOILER RM, STORAGE, LAUNDRY, 26 CAR GARAGE                                                                                                                                                                                                                                        |
| 001                           |                           | 40                        |                               | RES                           | 10                               | 2                | TEN (10) FAMILIES                                                                                                                                                                                                                                                                                                      |
| 002                           |                           | 40                        |                               | RES                           | 10                               | 2                | TEN (10) FAMILIES                                                                                                                                                                                                                                                                                                      |
| 003                           |                           | 40                        |                               | RES                           | 10                               | 2                | TEN (10) FAMILIES                                                                                                                                                                                                                                                                                                      |
| 004                           |                           | 40                        |                               | RES                           | 10                               | 2                | TEN (10) FAMILIES                                                                                                                                                                                                                                                                                                      |
| 005                           |                           | 40                        |                               | RES                           | 10                               | 2                | TEN (10) FAMILIES                                                                                                                                                                                                                                                                                                      |
| 006                           |                           | 40                        |                               | RES                           | 10                               | 2                | TEN (10) FAMILIES TOTAL: SIXTY (61) FAMILIES, ONE (1) MEDICAL OFFICES AND TWENTY SIX (26) CARS GARAGE. PASSENGER VEHICLE ONLY - CLASS "A" MULTIPLE DWELLING. FIRE DEPARTMENT PERMIT # 63154 ISSUED 6/29/1959 (FUEL OIL) DEPARTMENT OF AIR CONTROL, CERTIFICATE # 3373 OF 1958 AND # 662 OF 1959 ISSUED ON JULY 11 1959 |
| END OF SECTION                |                           |                           |                               |                               |                                  |                  |                                                                                                                                                                                                                                                                                                                        |



Borough Commissioner



Commissioner



## CONTACT EXCLUSIVE BROKER



**ARSEN ATBASHYAN**

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© 2500 CONEY ISLAND AVENUE, 2ND FLOOR, BROOKLYN, NY 11223 ☎ 917.939.3760 ✉ ARSEN@COMMERCIALACQ.COM 🌐 COMMERCIALACQ.COM

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