

MEDICAL BUILDINGS FOR SALE

2632 EAST 14 ST

SHEEPSHEAD BAY | BROOKLYN, NY 11235



COMMERCIAL
ACQUISITIONS
REALTY SERVICES



COMMERCIAL
ACQUISITIONS

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

SPACE DETAILS

BETWEEN

Sheepshead Bay Rd &
Shore Pkwy

SIZE

Lot - 27 ft x 100 ft
Building - 27 ft x 100 ft

ZONING

R5

TAXES

\$4,551
ICAP in place (Exp 2032)

PRICE

\$6,499,000 5.8%Cap

BLOCK & LOT

07458-0018

BUILDING SIZE

4,558 SF

FLOORS

3

COMMENTS

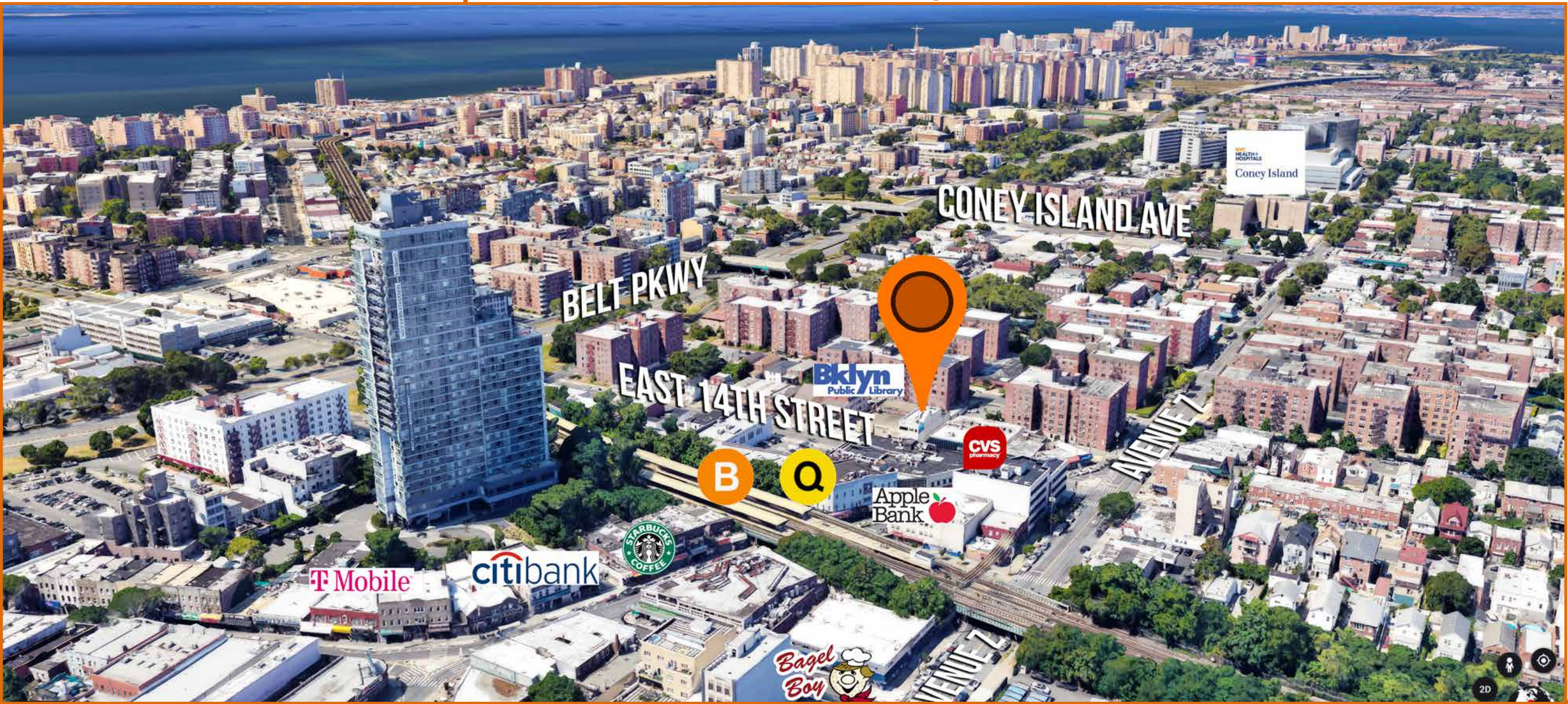
- Elevator Building
- Great Upside
- Good Location

TRANSPORTATION



NEIGHBORING TENANTS

- | | |
|-----------------|------------------|
| - CVS | - Bagel Boy |
| - Apple Bank | - Public Library |
| - Citibank | - Anatolian Gyro |
| - Starbucks | - T-Mobile |
| - Soup N Burger | - Chase Bank |



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Certificate of Occupancy

CO Number: 301897721F

This certifies that the premises described herein conform substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. This document or a copy shall be available for inspection at the building at all reasonable times.

A. Borough: Brooklyn

Address: 2632 EAST 14 STREET

Building Identification Number (BIN): 3853850

Block Number: 07458

Lot Number(s): 18

Building Type: New

Certificate Type: Final

Effective Date: 03/31/2008

For zoning lot notes & bounds, please see BISWeb.

- B. Construction classification: 1-D

Building Occupancy Group classification: F

Multiple Dwelling Law Classification: None
- Number of stories: 2

Height in feet: 22

Number of dwelling units: 0
- C. Fire Protection Equipment:
None associated with this filing.
- D. Type and number of open spaces:
None associated with this filing.
- E. This Certificate is issued with the following legal limitations:
None

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
CEL	33	OG		E	6B	UTILITY/ELEV/TOILETS/JC/OFFICES.
001	33	100		E	6B	TOILET/ELEV/OFFICES
002	23	100		E	4A	TOILET/ELEV/OFFICES
END OF SECTION						

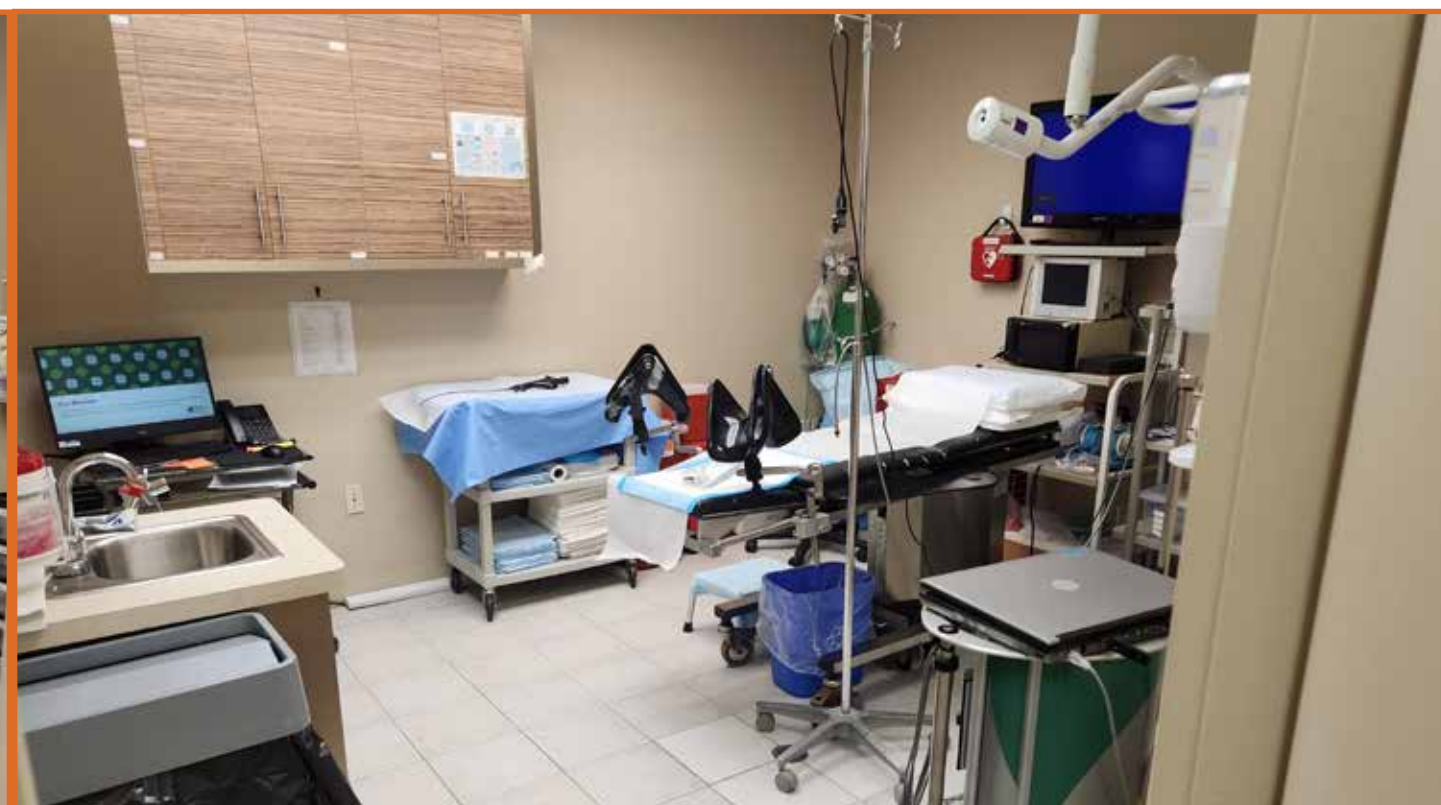
INCOME & EXPENSES

Unit	Monthly Rent		
Medical Office	\$32,570	4.0%	Annual Increase
Total Yearly	\$390,840 NN		
Yearly Expenses:			
Insurance	\$5,000		
Elevator	\$3,000		
Total:	\$8,000	Tenant pays all the operating expenses	
Annual Expenses	\$390,840		
	-\$8,000		
NOI	\$382,840		

5 year lease and 5 year option initial term expires 1/31/28

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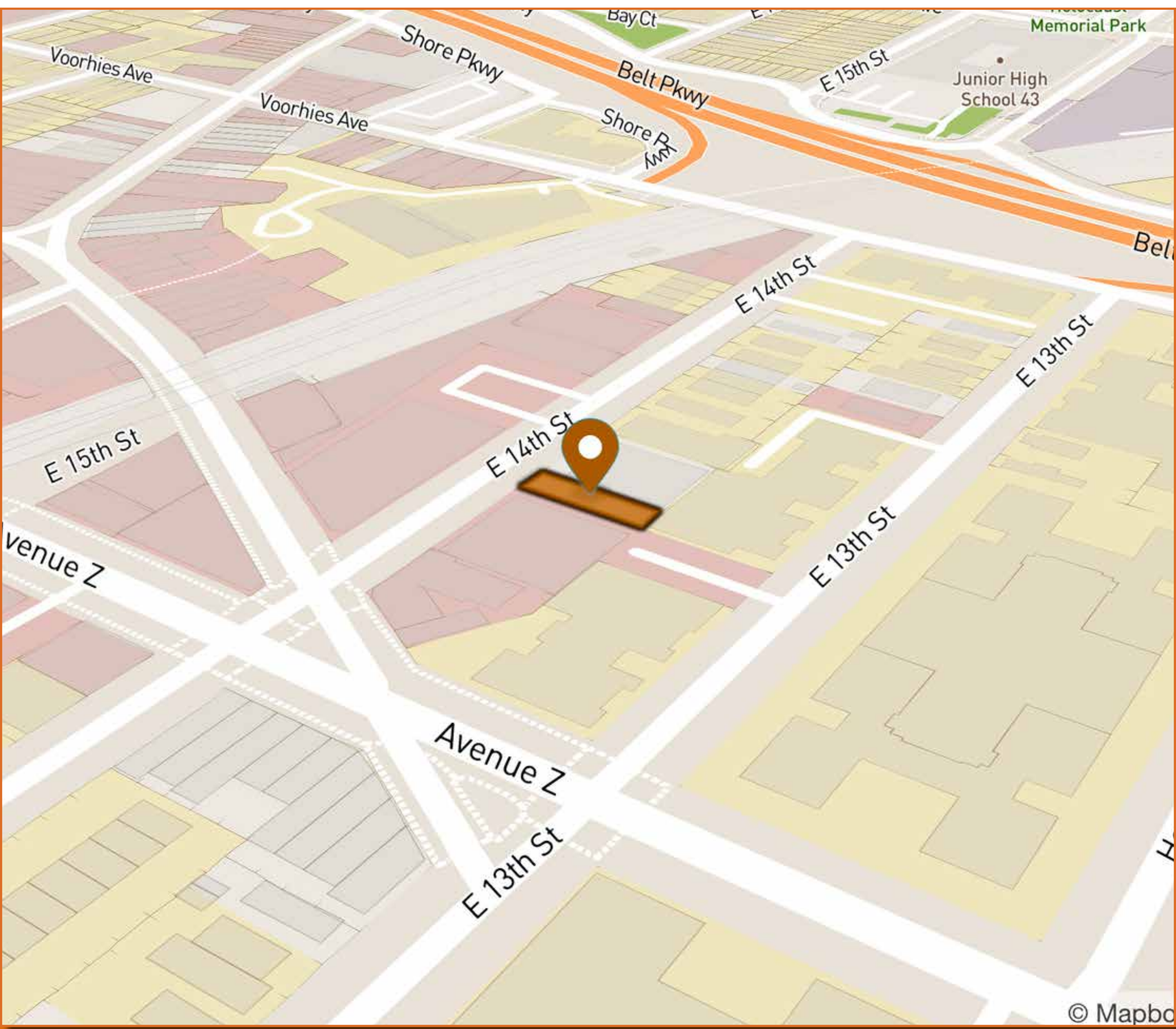
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CONTACT EXCLUSIVE BROKER

ARSEN ATBASHYAN

DIRECT. 917.939.3760

Arsen@CommercialACQ.com

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

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mend to the buyer that any information, which is of special interest, should be obtained through independent verification. ALL MEASUREMENTS MAY BE APPROXIMATE.