

EXCLUSIVE OFFERING

2467 OCEAN AVENUE

BROOKLYN, NY 11229

SHEEPSHEAD BAY

OFFICE FOR LEASE

COMMERCIAL ACQUISITIONS

Scan to view all current listings

EXCLUSIVE BROKER
VADIM ATBASHYAN
516-852-1601
vadim@commercialacq.com

PROPERTY INFORMATION

Recently renovated offices for lease available on the lower level. The lower level is wheelchair-accessible and has windows. All utilities are included, providing predictable occupancy costs for tenants. Positioned along the Ocean Avenue Brooklyn corridor with strong accessibility and surrounding residential density.



2467 OCEAN AVENUE

OCEAN AVENUE BTW AVENUE T & AVENUE U

BLOCK & LOT	**7201-0049**
ZONING	**R4**
SIZE	**LOWER LEVEL: 1,000 SF**
ASKING	**LOWER LEVEL: $2,500/M**
UTILITIES	**ALL UTILITIES INCLUDED**

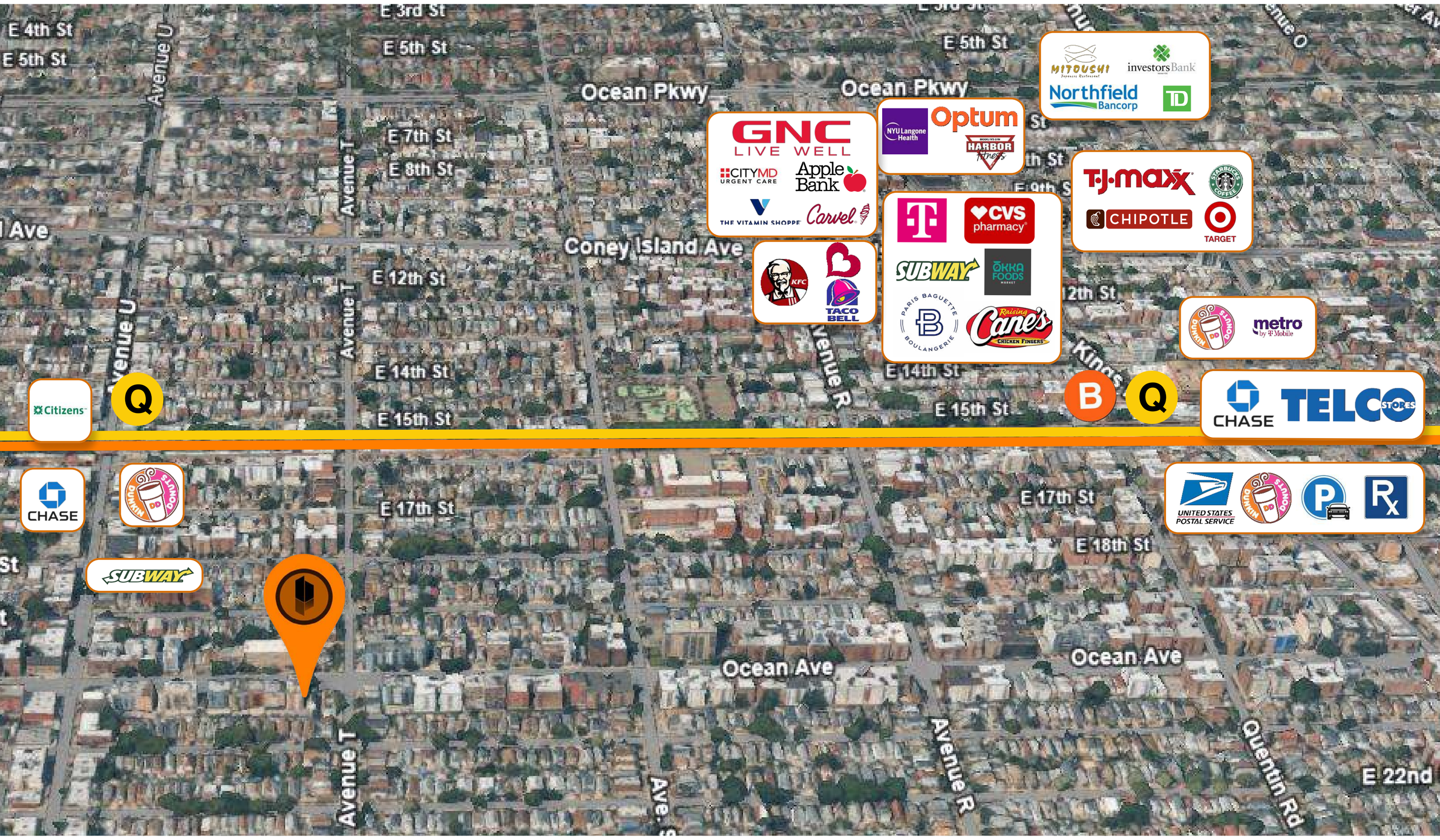


LEGAL DISCLAIMER

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.

MARKET MAP & LOCATION ANALYSIS

The property sits just minutes from the Kings Highway B/Q subway station and the Kings Highway retail corridor, offering exceptional transit access and strong surrounding residential density. The immediate area is served by a mix of national retailers, local businesses, and neighborhood services.



TENANT LIST

FOOD & BEVERAGE

RAISING CANE'S
CHIPOTLE
SUBWAY
KFC
TACO BELL
STARBUCKS
DUNKIN'
PARIS BAGUETTE
CARVEL
MITOUSHI

PHARMACY / HEALTH & WELLNESS

CVS PHARMACY
THE VITAMIN SHOPPE
GNC

MEDICAL / URGENT CARE

CITYMD URGENT CARE
NYU LANGONE HEALTH
OPTUM

BANKING / FINANCIAL

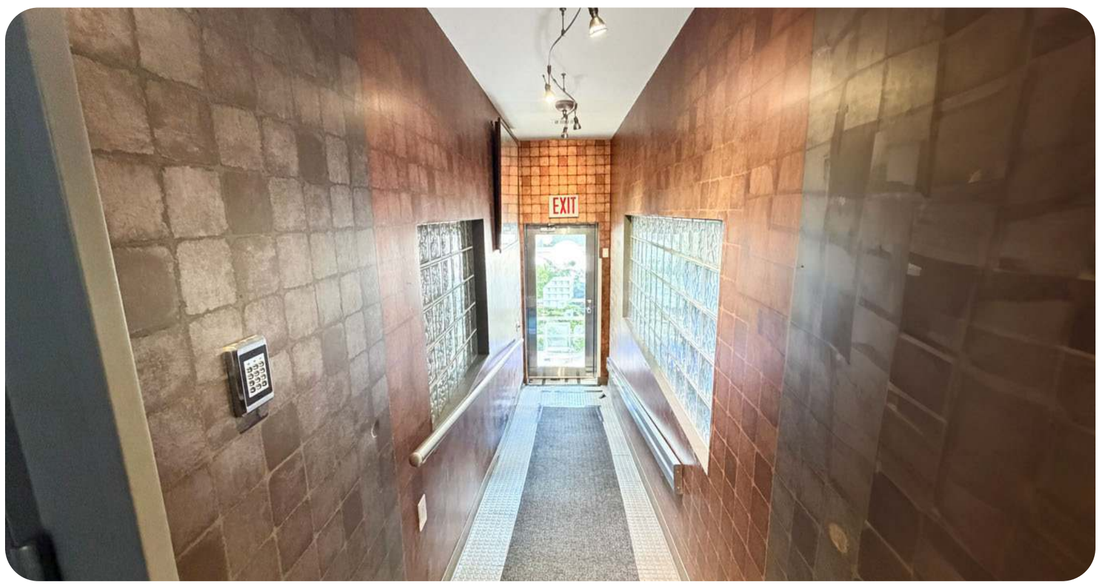
CHASE
TD BANK
APPLE BANK
INVESTORS BANK
NORTHFIELD BANCORP

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.

PROPERTY PHOTOS - LOWER LEVEL

1,000 SQUARE FEET

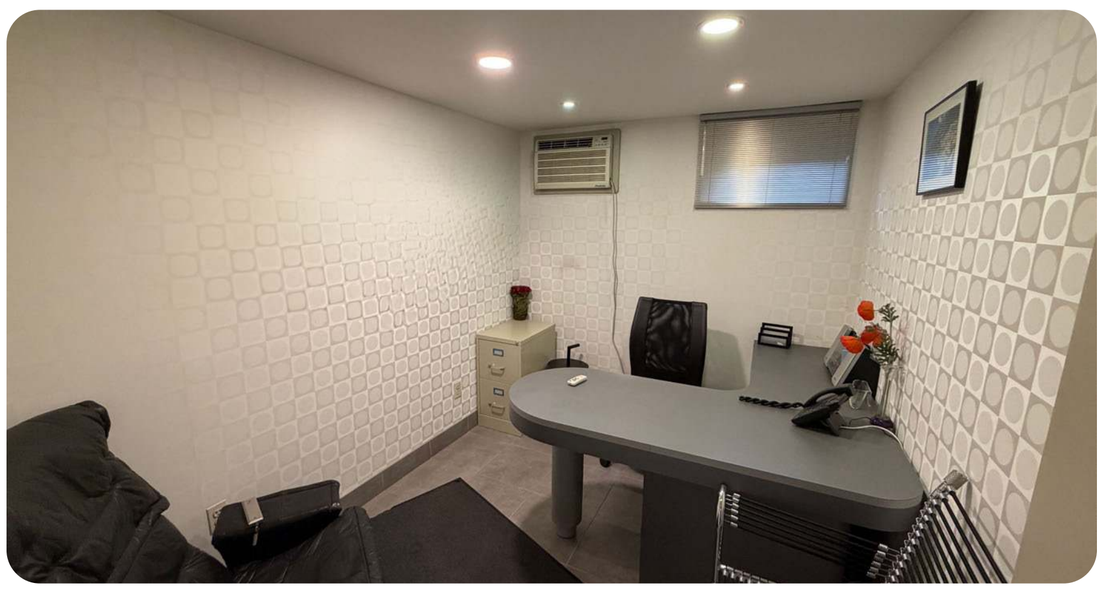


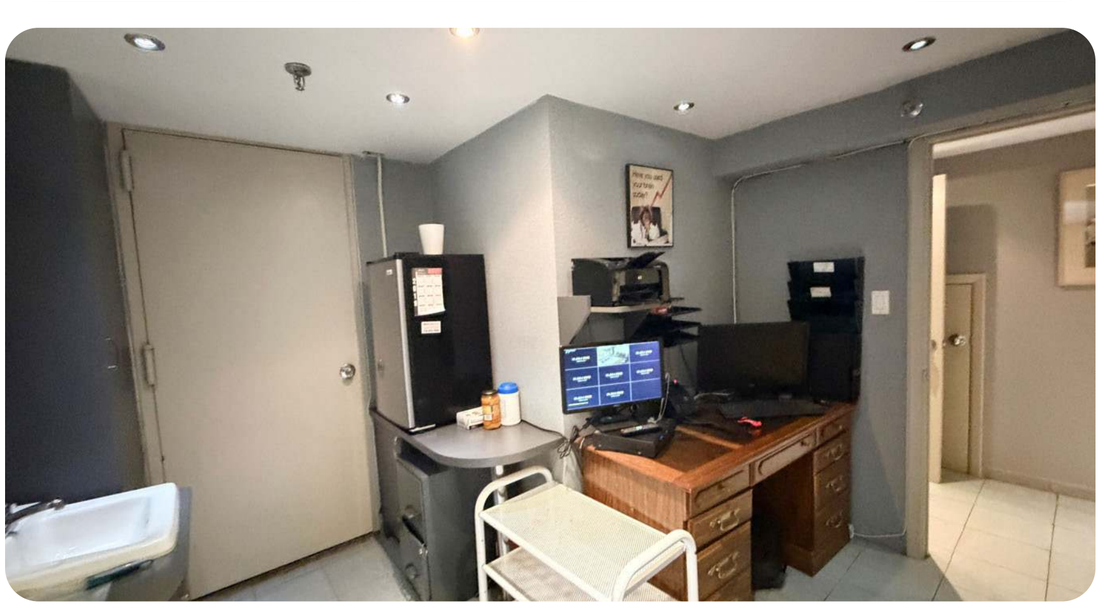


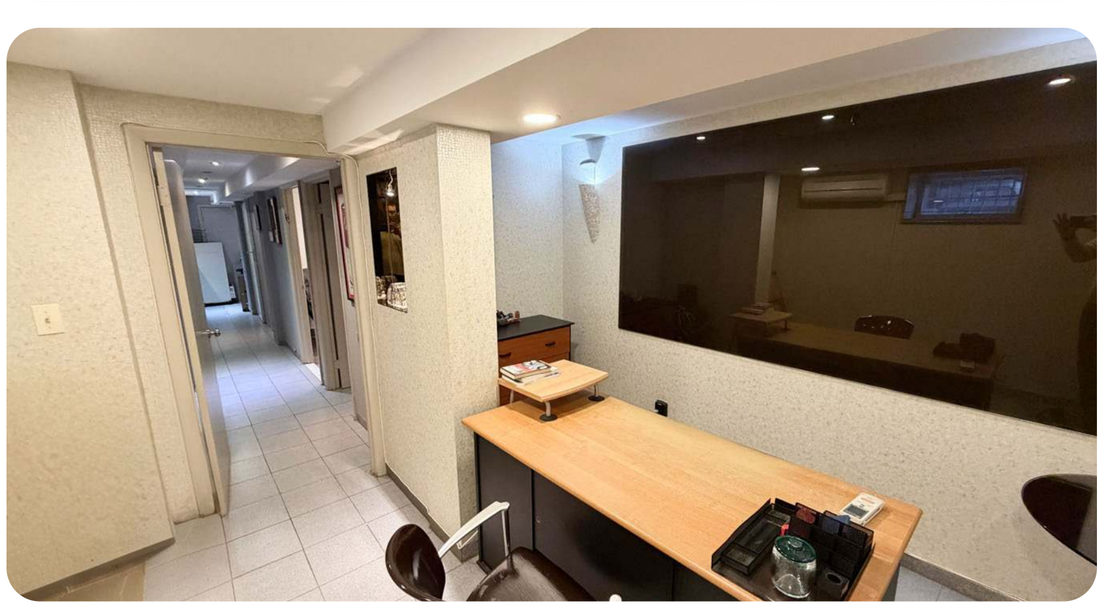












LEGAL DISCLAIMER

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.

CERTIFICATE OF OCCUPANCY

NYC BUILDINGS

Certificate of Occupancy

CO Number: 301600578F

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	6	OG		E		4	MEDICAL OFFICE
001	10	40		E		4	MEDICAL OFFICE
002		40	6	J-3	2	2	TWO (2) APARTMENTS
END OF SECTION							

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.

EXCLUSIVE OFFERING

2467 OCEAN AVENUE

BROOKLYN, NY 11229

SHEEPSHEAD BAY

OFFICE FOR LEASE

COMMERCIAL ACQUISITIONS

Scan to view all current listings

EXCLUSIVE BROKER
VADIM ATBASHYAN
516-852-1601
vadim@commercialacq.com