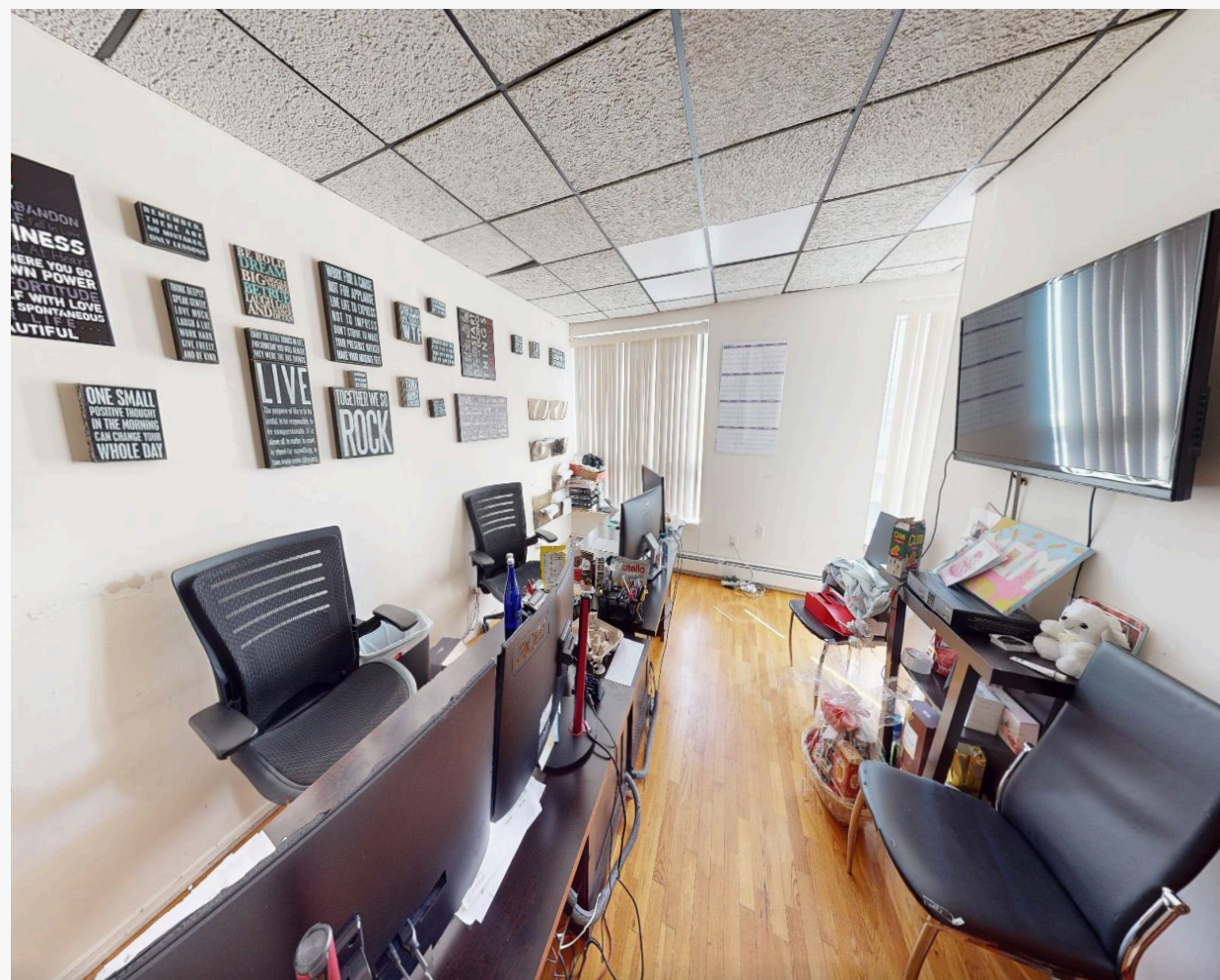


OFFICE SPACE FOR LEASE



1635 BATH AVE, BROOKLYN, NY 11214



PROPERTY DETAILS

LOCATION INFO

BTW. BAY 13TH ST &
BAY 14TH ST

NEIGHBORHOOD

BATH BEACH

BLOCK & LOT

06398-0006

ZONING

R4, C2-2

SIZE

1,800 SF



ASKING PRICE

\$4,600/M

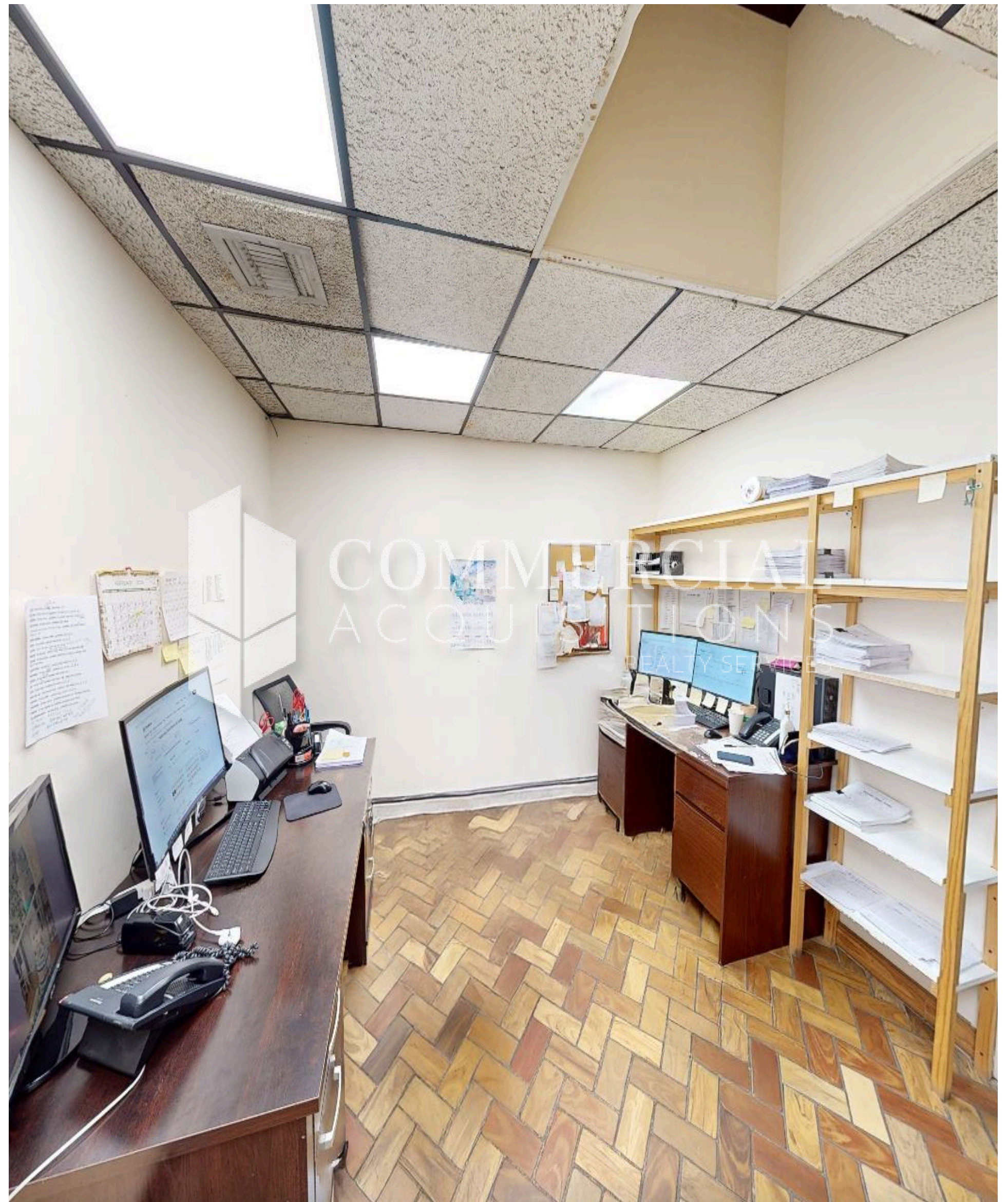
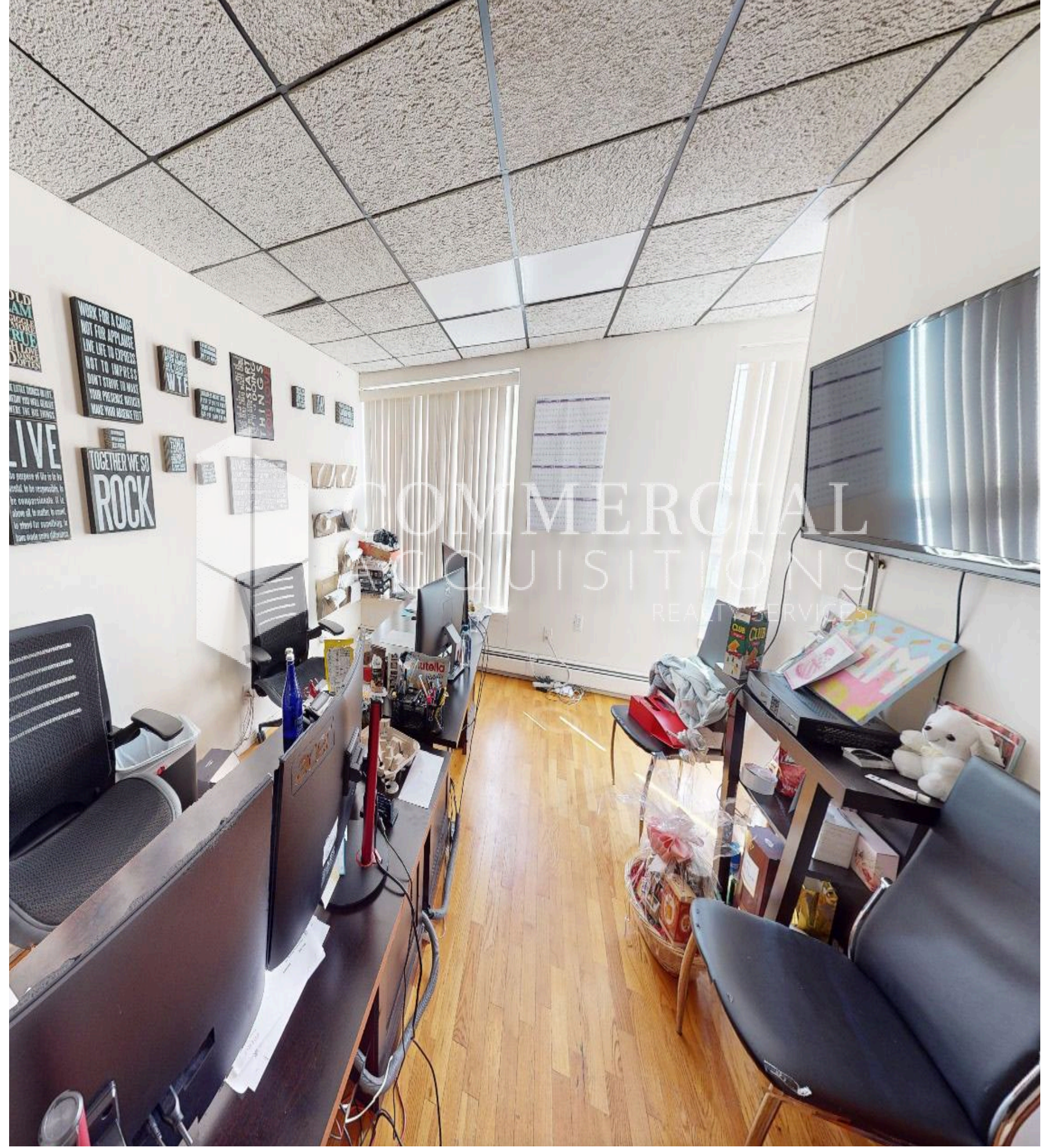
CONTACT EXCLUSIVE BROKER

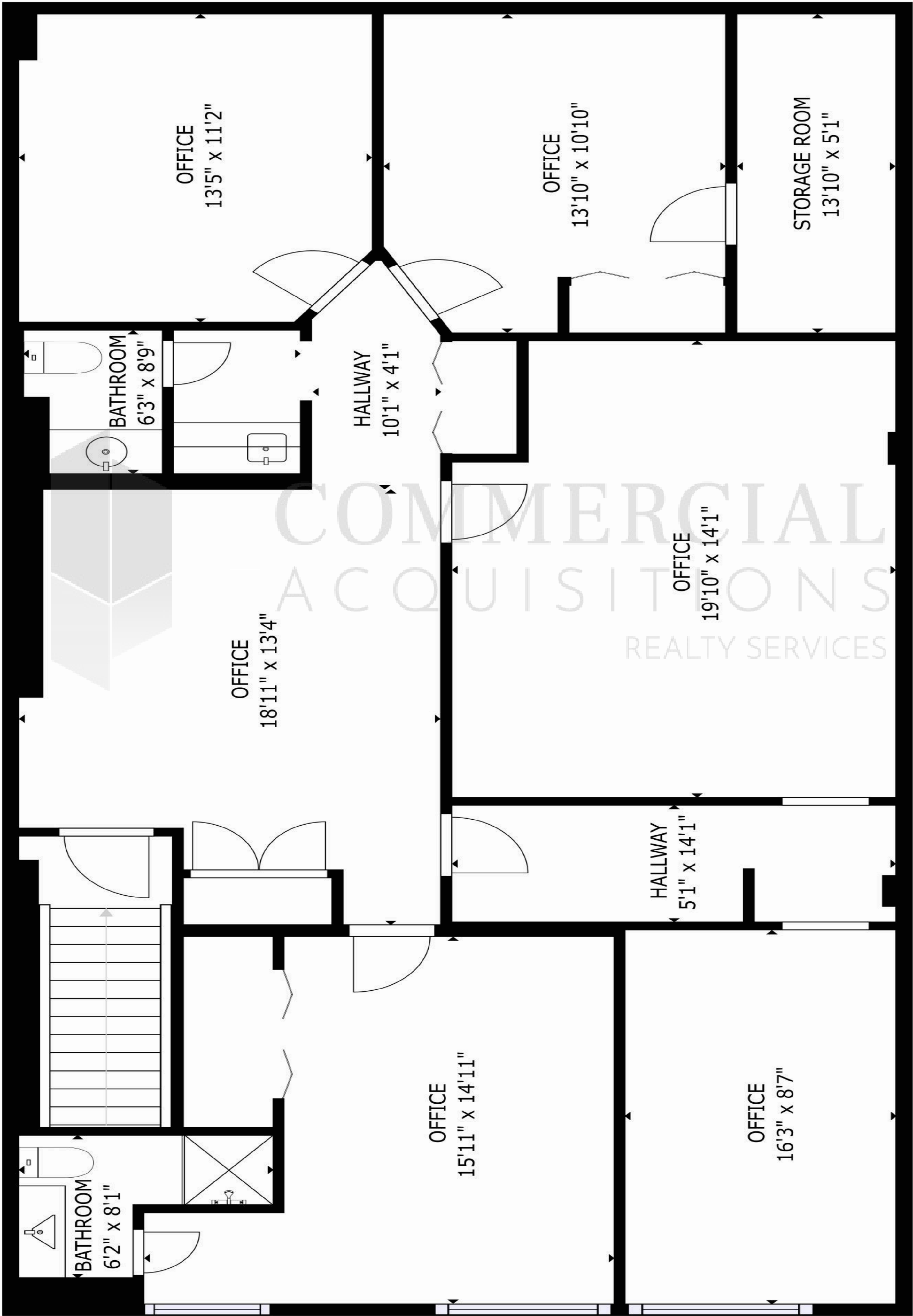
VADIM ATBASHYAN

516-852-1601

VADIM@COMMERCIALACQ.COM

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





BATH AVE

CERTIFICATE OF OCCUPANCY

B Form 54 (Rev. 8/85)

THE CITY OF NEW YORK



DEPARTMENT OF BUILDINGS CERTIFICATE OF OCCUPANCY

BOROUGH Brooklyn

DATE:

DEC 12 1989

NO.

232803

ZONING DISTRICT C2-2 in R4

This certificate supersedes C.O. No.

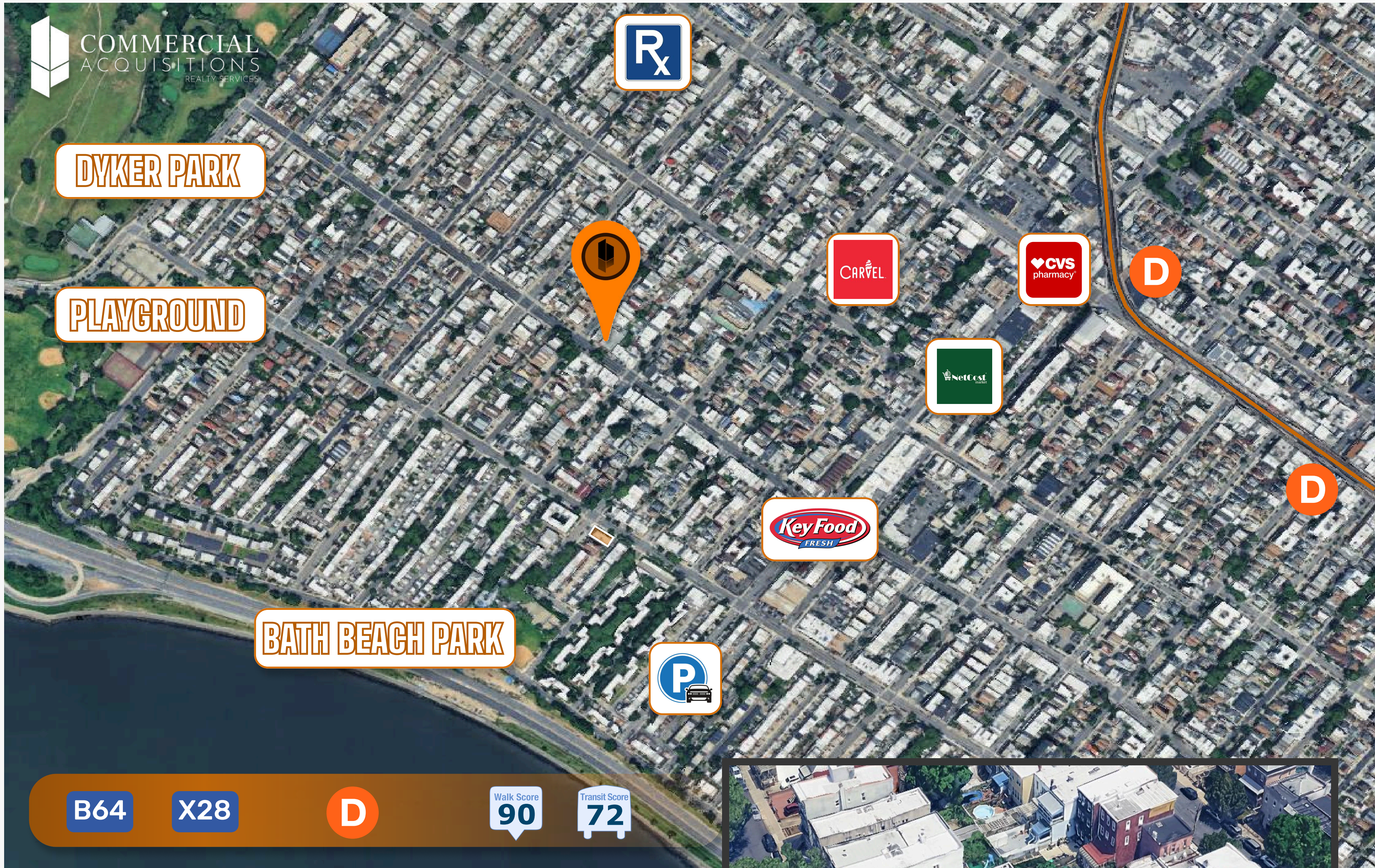
THIS CERTIFIES that the new-altered-existing-building-premises located at
1635 Bath Avenue

Block 6398 Lot 6,8

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

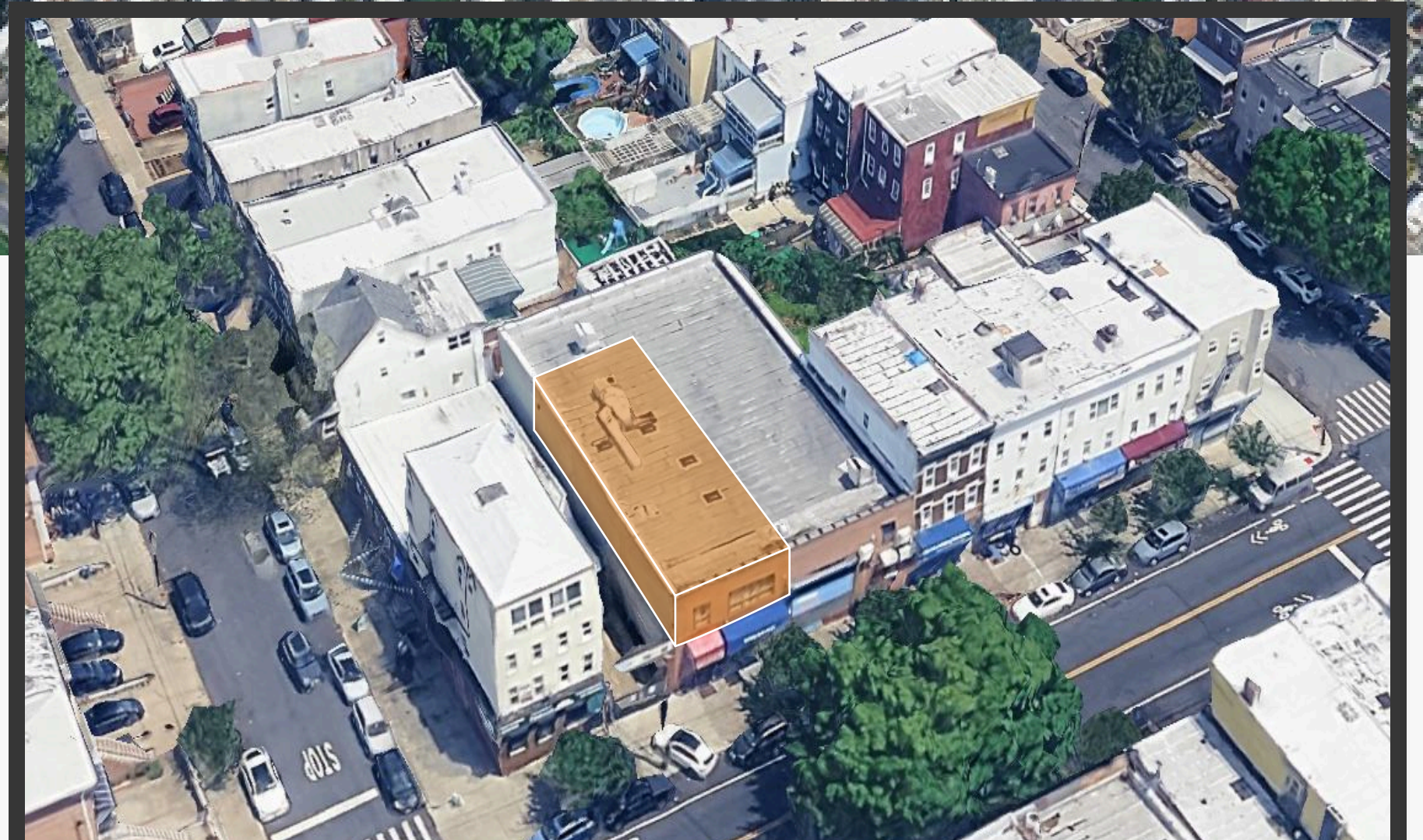
STORY	LIVE LOAD LBS. PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
Cellar	On Ground	80			3	D-2 B-1 G	Boiler Room Storage School (Day Care)
First	120	80			3	G	School (Day Care)
	120	2			3	E	Accessory Uses: One (1) Office and Reception Area to School Two (2) Fitness Center for Children Ages 2 to 12, and Music Dance Theatre
			New Code				



1635 BATH AVE, BROOKLYN, NY
11214

PROPERTY COMMENTS

- 2ND FLOOR OFFICE
- GREAT SIGNAGE OPPORTUNITY
- 5 PRIVATE ROOMS
- 2 BATHROOMS
- ALL USES CONSIDERED
- CLOSE TO PUBLIC TRANSPORTATION



SATELLITE VIEW

NEIGHBOURING TENANTS & AMENITIES



PLAYGROUND BATH BEACH PARK DYKER PARK

CONTACT EXCLUSIVE BROKER

VADIM ATBASHYAN
516-852-1601
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