COMMERCIAL ACQUISITIONS
REALTY SERVICES

OFFICE SPACE FOR LEASE



7606 7TH AVE, 2ND FL, BROOKLYN, NY 11209









PROPERTY DETAILS

LOCATION INFO
CORNER OF 7TH AVE & 76TH ST

NEIGHBORHOOD
BAY RIDGE

BLOCK & LOT
05953-0031

ZONING
R5B

SIZE
1,200 SF

ASKING PRICE

$3,200/M

MODIFIED GROSS LEASE

CONTACT EXCLUSIVE BROKER

ARSEN ATBASHYAN
917-939-3760
ARSEN@COMMERCIALACQ.COM

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

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PROPERTY PHOTOS









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NYC Buildings

Certificate of Occupancy

CO Number: 321716194F

This certifies that the premises described herein 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. 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: 7606 SEVENTH AVENUE
Building Identification Number (BIN): 3149395

Block Number: 05953
Lot Number(s): 31
Building Type: Altered

Certificate Type: Final
Effective Date: 12/13/2018

This building is subject to this Building Code: 1968 Code

For zoning lot metes & bounds, please see BISWeb.

B.

Construction classification: 3 (Prior to 1968 Code designation)
Building Occupancy Group classification: B (2014/2008 Code)
Multiple Dwelling Law Classification: None
No. of stories: 2 **Height in feet:** 22 **No. 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

All Building Code occupancy group designations below are 2008 designations.

Floor From	To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL			OG	B			ORDINARY USE/STORAGE
001	001		60	B		4	MEDICAL OFFICE WITH OFF STREET ACCESSORY PARKING FOR ONE CAR
002	002		60	B		4	MEDICAL OFFICE

END OF SECTION

Borough Commissioner

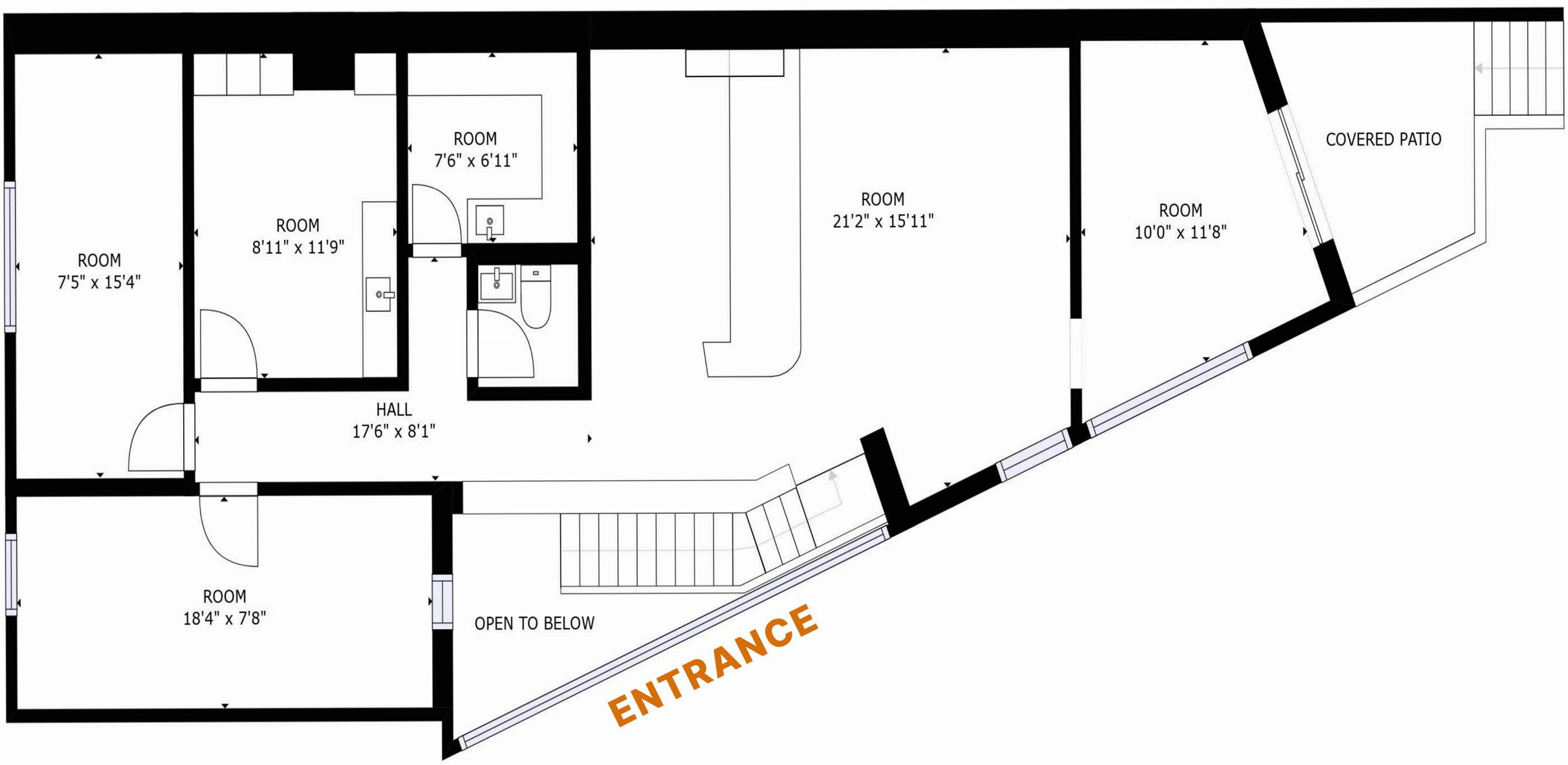
Commissioner

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FLOOR PLAN



7TH AVE

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LOCATION OVERVIEW



7606 7TH AVE, 2ND FL, BROOKLYN, NY 11209

PROPERTY COMMENTS

- PRIME BAY RIDGE
- PARKING AVAILABLE
- PRIVATE PATIO
- ALL UTILITIES INCLUDED
- CLOSE PROXIMITY TO NUMEROUS SHOPPING
- LOCATED IN A HIGH-TRAFFIC AREA
- CLOSE TO PUBLIC TRANSPORTATION



SATELLITE VIEW

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