COMMERCIAL ACQUISITIONS
REALTY SERVICES



SPACE FOR LEASE

787 LIBERTY AVENUE

EAST NEW YORK · BROOKLYN NY 11208

LEASING BROCHURE

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

EXECUTIVE SUMMARY

THE SPACE

ADDRESS	787 Liberty Avenue, Brooklyn, NY 11208
NEIGHBORHOOD	East New York
CROSS STREETS	Liberty Avenue between Shepherd Avenue and Berriman Street
SIZE	1,500 SF
FEATURES	Two Separate Entrances & Two Bathrooms
IDEAL USES	Retail, professional office or community facility
HIGH TRAFFIC	Steps from retail corridor
ZONING	C2-4, R6A



ASKING RENT

$3,500/MONTH

MULTIPLE NEW LARGE DEVELOPMENTS

IN THE SURROUND AREA

COMMERCIAL ACQUISITIONS REALTY SERVICES

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

PROPERTY

INTERIOR PHOTOS








COMMERCIAL ACQUISITIONS REALTY SERVICES

LEGAL DISCLAIMER

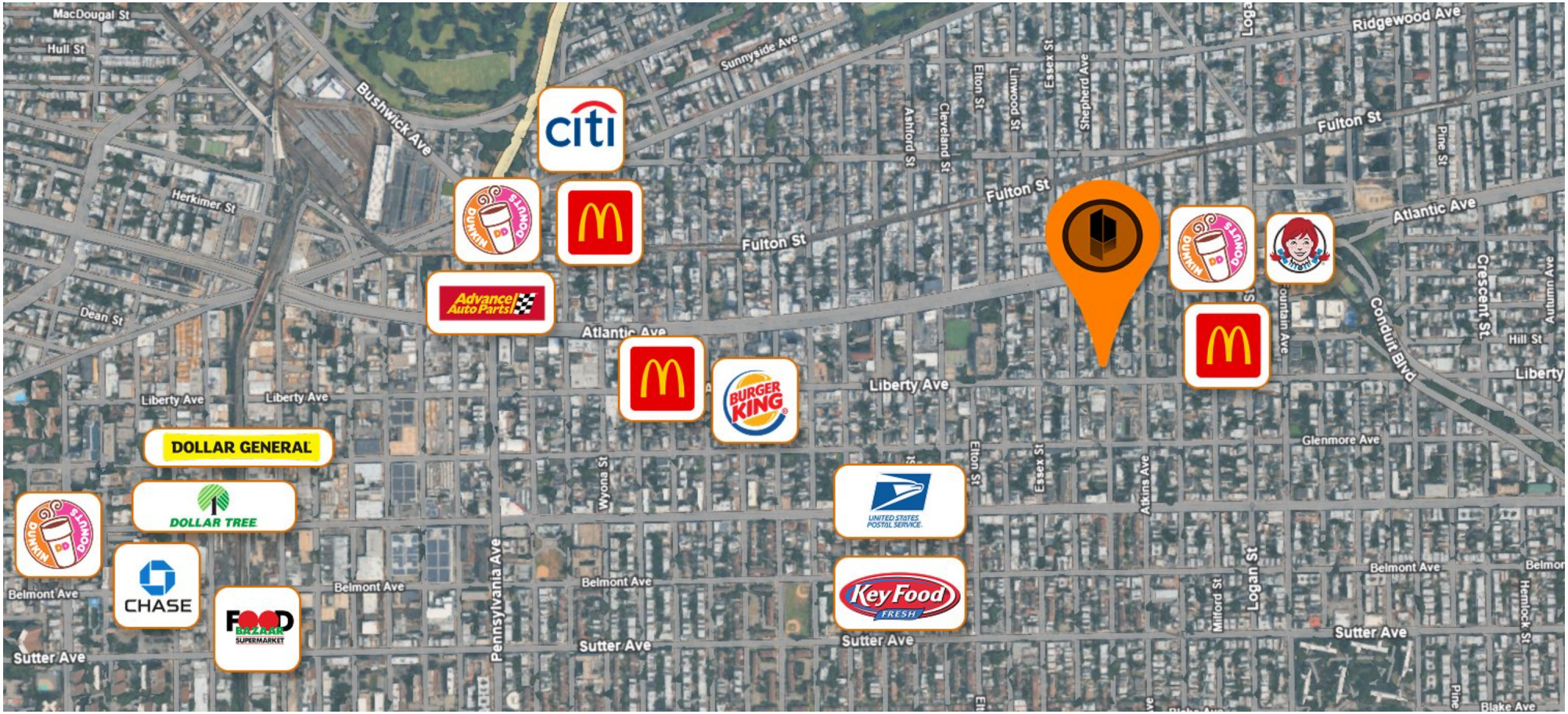
Commercial Acquisitions Inc. has made every effort to obtain the information regarding this listing from sources deemed reliable. However, we cannot warrant the complete accuracy thereof, subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal 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 BROKER
VADIM ATBASHYAN
516-852-1601
vadim@commercialacq.com

LOCATION

MARKET MAP & SURROUNDING TENANTS

Positioned on Liberty Avenue between Shepherd Avenue and Berriman Street, 787 Liberty Avenue offers a space in the heart of East New York. The block is surrounded by an established residential community and active local businesses, putting a steady neighborhood customer base right at the door. The property is also just minutes from the Atlantic Avenue retail corridor, one of the area's busiest commercial stretches.



COMMERCIAL ACQUISITIONS REALTY SERVICES

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

COMMERCIAL ACQUISITIONS
REALTY SERVICES

787 LIBERTY AVENUE

EAST NEW YORK · BROOKLYN NY 11208

EXCLUSIVE BROKER

VADIM ATBASHYAN

Cell: 516-852-1601 · Office: 718-517-8700 · vadim@commercialacq.com

Commercial Acquisitions Inc.