

SPACE FOR LEASE

2570 CONEY ISLAND AVE

BROOKLYN, NY 11223



COMMERCIAL
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REALTY SERVICES



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

PROPERTY DETAILS

LOCATION INFO
CONEY ISLAND AVE & AVE W

SIZE
4,600 SF

BASE RENT
UPON REQUEST
10 YEAR LEASE

KEY MONEY
\$500,000

NEIGHBORHOOD
SHEEPSHEAD BAY

BLOCK & LOT
07159-0148

ZONING
C8-1, OP

- COMMENTS**
- TURN-KEY RESTAURANT
 - LIQUOR LICENSE
 - FULL KITCHEN AND WALK-IN FREEZER
 - HIGH TRAFFIC AREA
 - 50 FT FRONTAGE ON CONEY ISLAND AVE

TRANSPORTATION

B3

Walk Score
97

B68

Transit Score
85

Q

Bike Score
70

NEIGHBORHOOD TENANTS

- DUNKIN'

-MCDONALD'S

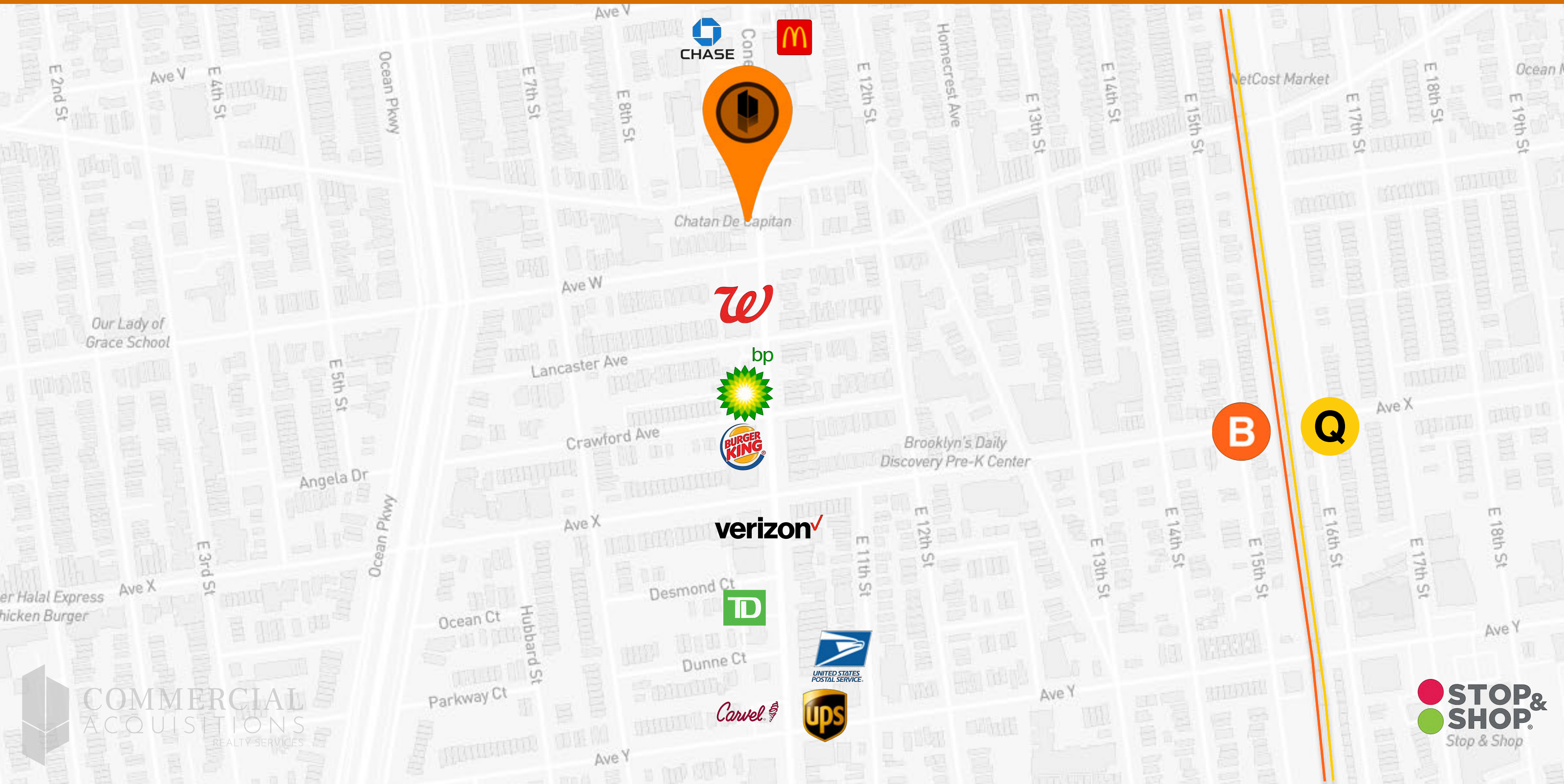
-AT&T STORE

-UPS STORE
- TD BANK

-CAPITAL ONE BANK

-CHASE BANK

-CITIZENS BANK



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Certificate of Occupancy

CO Number: 320692871F

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	Block Number: 07159	Certificate Type: Final
	Address: 2570 CONEY ISLAND AVE.	Lot Number(s): 148	Effective Date: 07/22/2014
	Building Identification Number (BIN): 3194110	Building Type: Altered	

This building is subject to this Building Code: 1968 Code

For zoning lot metes & bounds, please see BISWeb.

B.	Construction classification:	2-B	(1968 Code designation)
	Building Occupancy Group classification:	A-2	(2008 Code)
	Multiple Dwelling Law Classification:	None	
	No. of stories: 1	Height in feet: 14	No. of dwelling units: 0

C.	Fire Protection Equipment: Sprinkler system, Fire Suppression system
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D.	Type and number of open spaces: None associated with this filing.
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E.	This Certificate is issued with the following legal limitations: None
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Borough Comments: 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
001 001 135		OG	A-2		6C	EATING & DRINKING ESTABLISHMENTS W/ ENTERTAINMENT, NO DANCING

END OF SECTION

2570 CONEY ISLAND AVE



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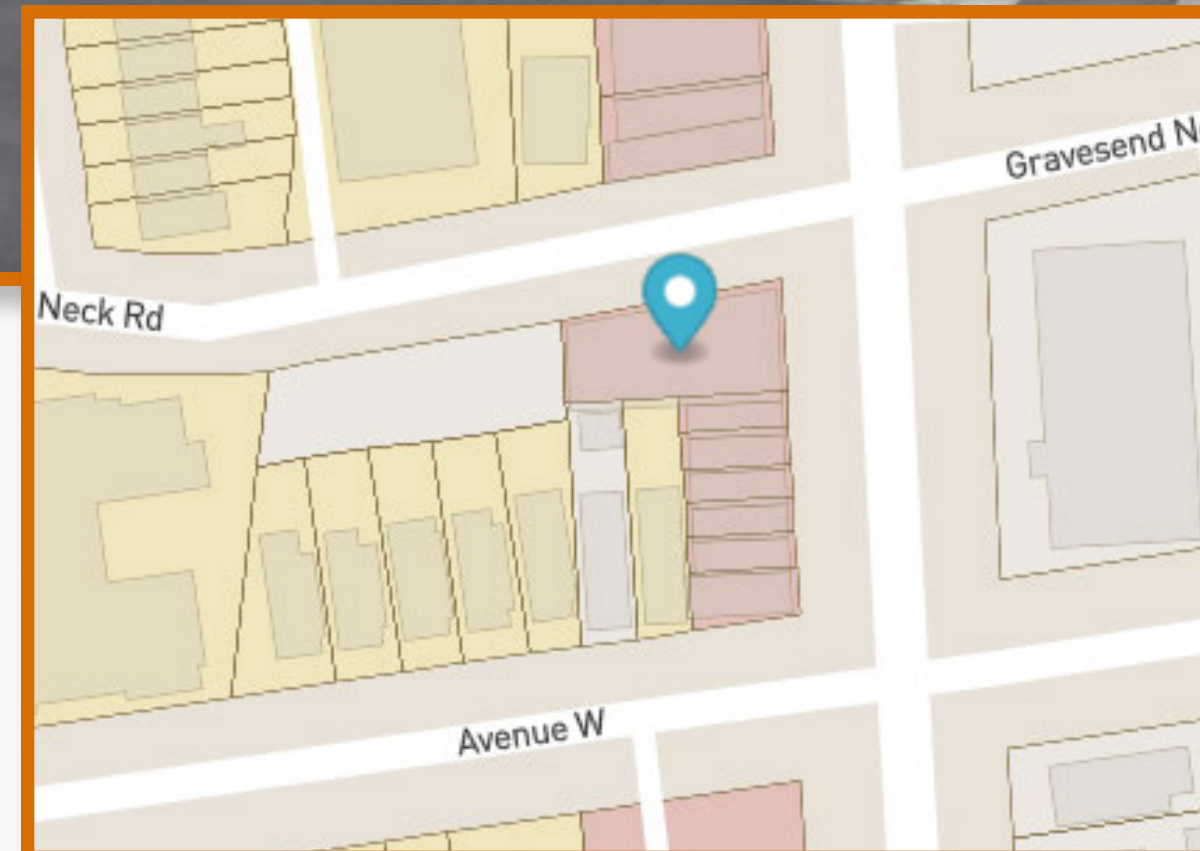
CONTACT EXCLUSIVE BROKER



DENIS ABAYEV

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