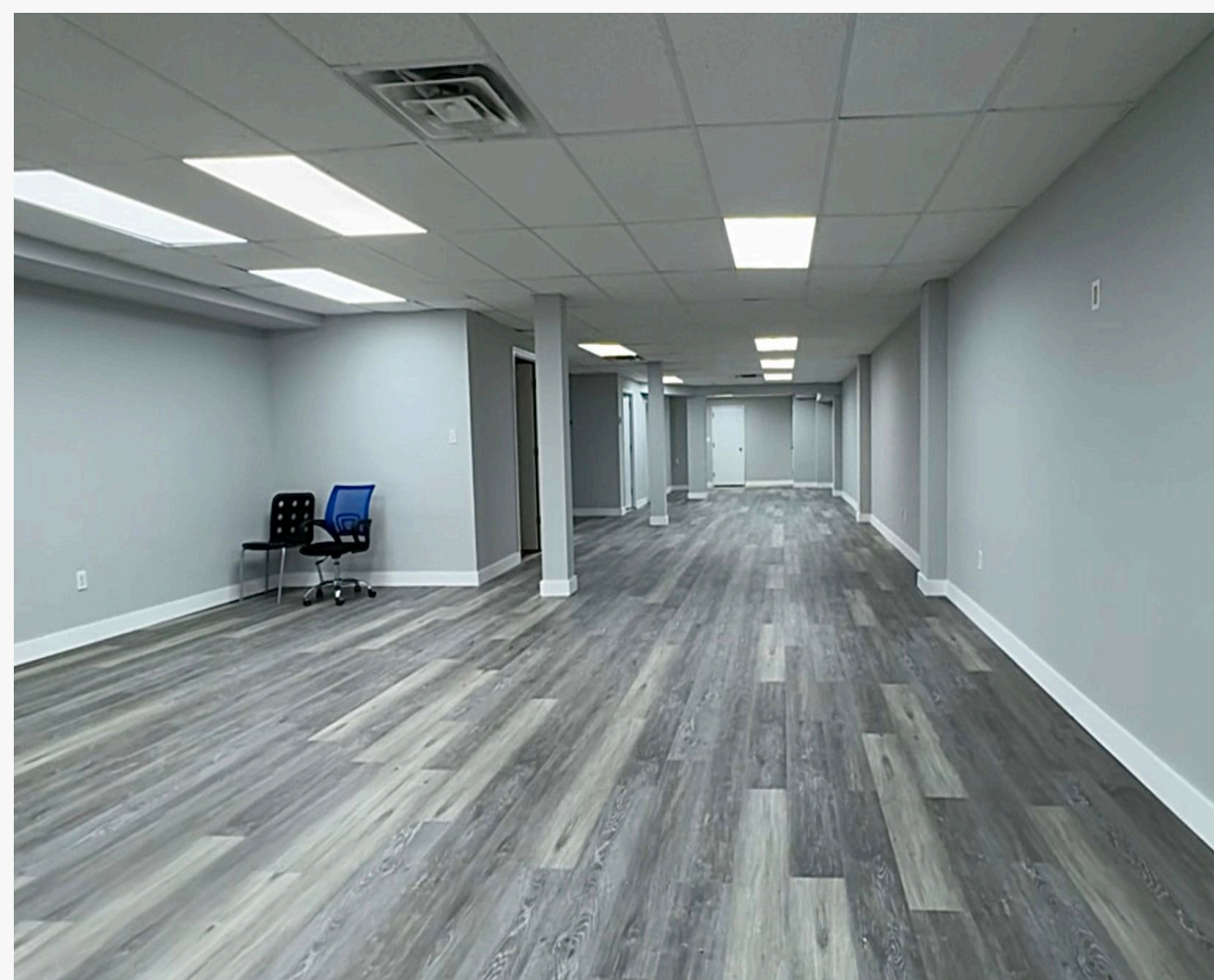
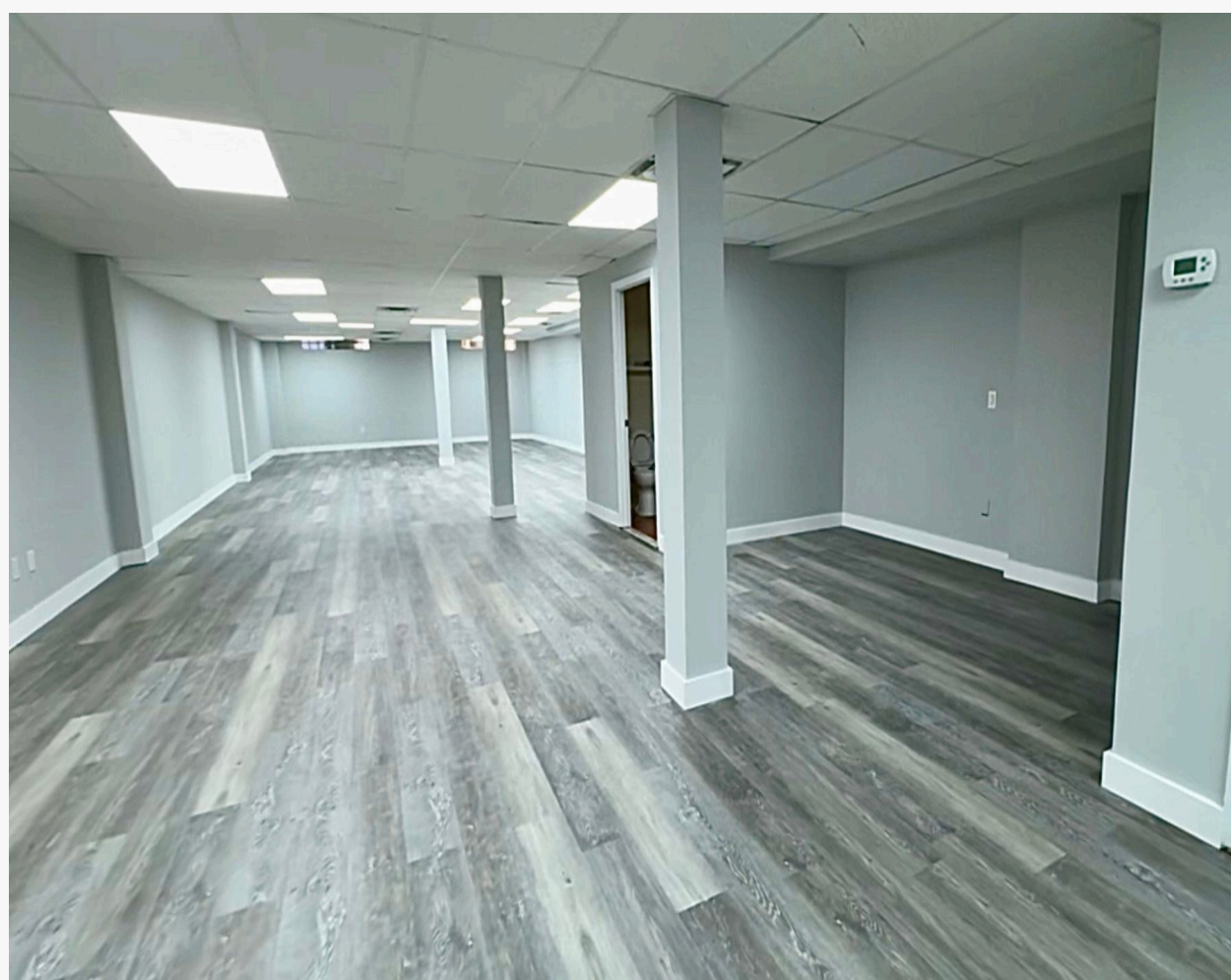
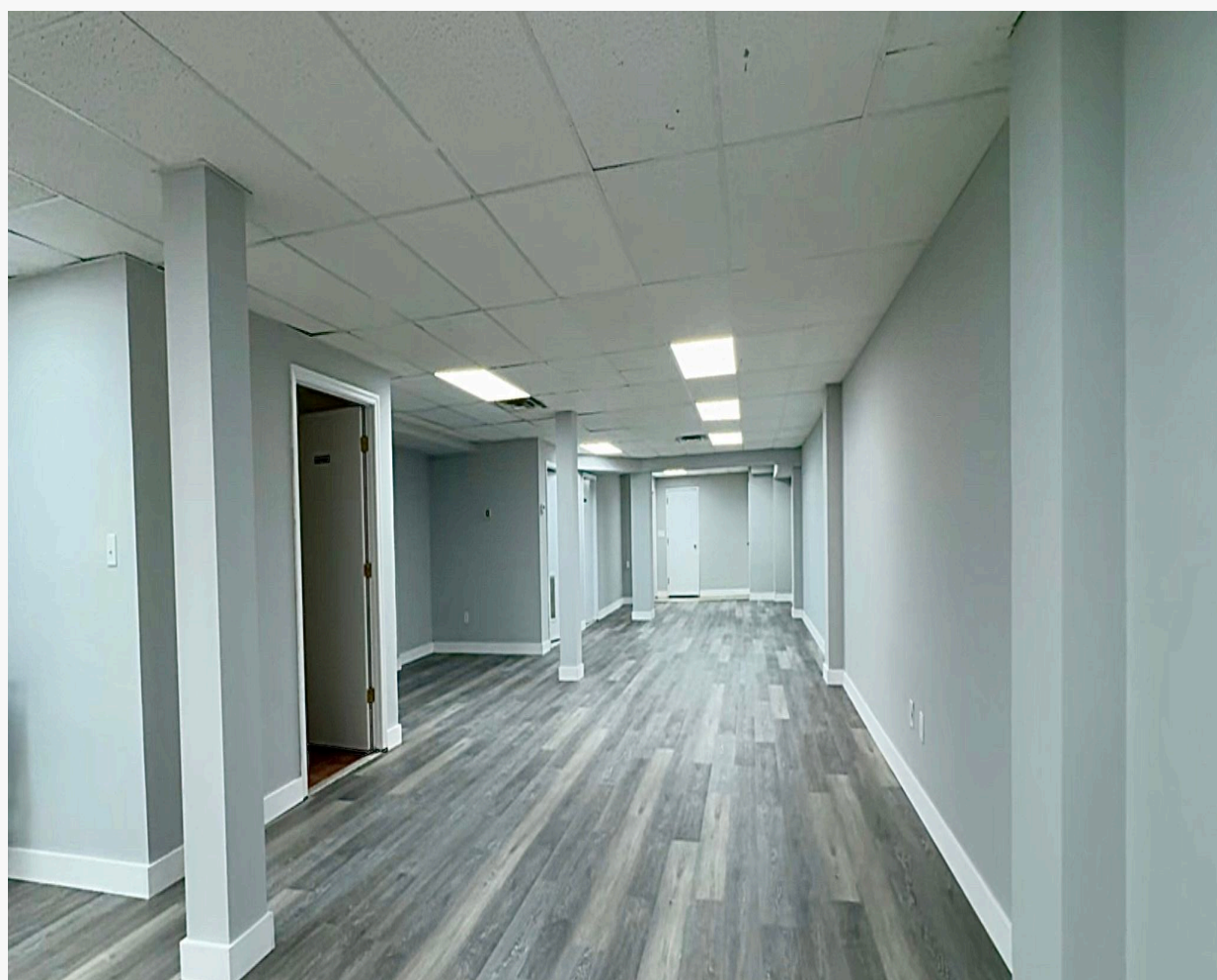
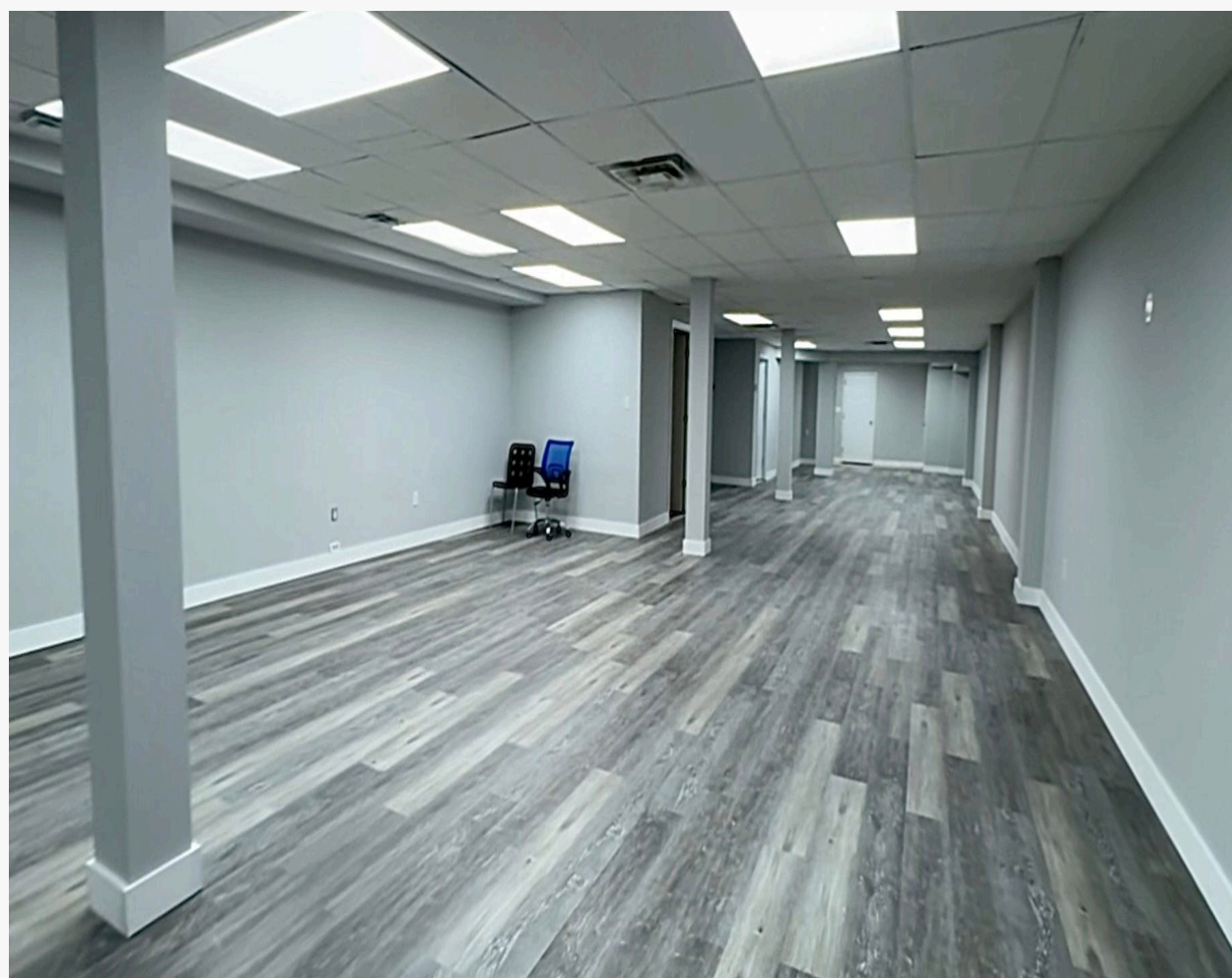




OFFICE SPACE FOR LEASE

ADDRESS

2709-2711 CONEY ISLAND AVE, BROOKLYN, NY 11235



PROPERTY DETAILS

LOCATION INFO

CONEY ISLAND AVE BTW.
AVE X/AVE Y

NEIGHBORHOOD

SHEEPSHEAD BAY

BLOCK & LOT

07411-0068

ZONING

R4, C2-2

SIZE

2,000 SF AVAILABLE

ASKING PRICE

\$25/PSF

CONTACT EXCLUSIVE BROKER

ARSEN ATBASHYAN

917-939-3760

ARSEN@COMMERCIALACQ.COM

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

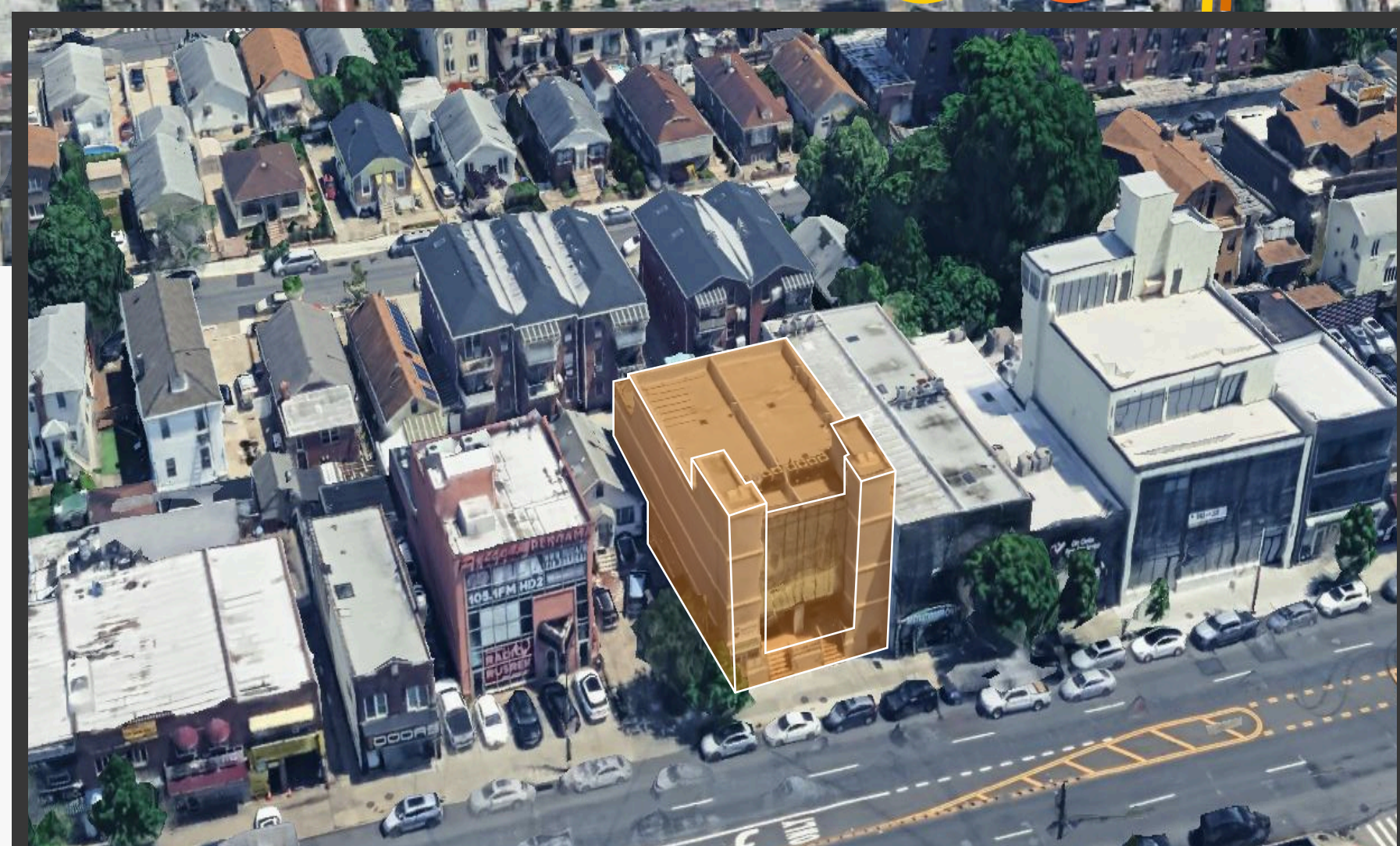
LOCATION OVERVIEW



2709 CONEY ISLAND AVE,
BROOKLYN, NY 11235

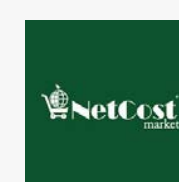
PROPERTY COMMENTS

- LOWER LEVEL OFFICE
- CENTRAL A/C
- ELEVATOR BUILDING
- NEWLY RENOVATED BUILDING
- HIGH TRAFFIC AREA
- SURROUNDED BY MAJOR BUSINESSES
- ANY USES CONSIDERED



SATELLITE VIEW

NEIGHBOURING TENANTS & AMENITIES



Marshalls



petco

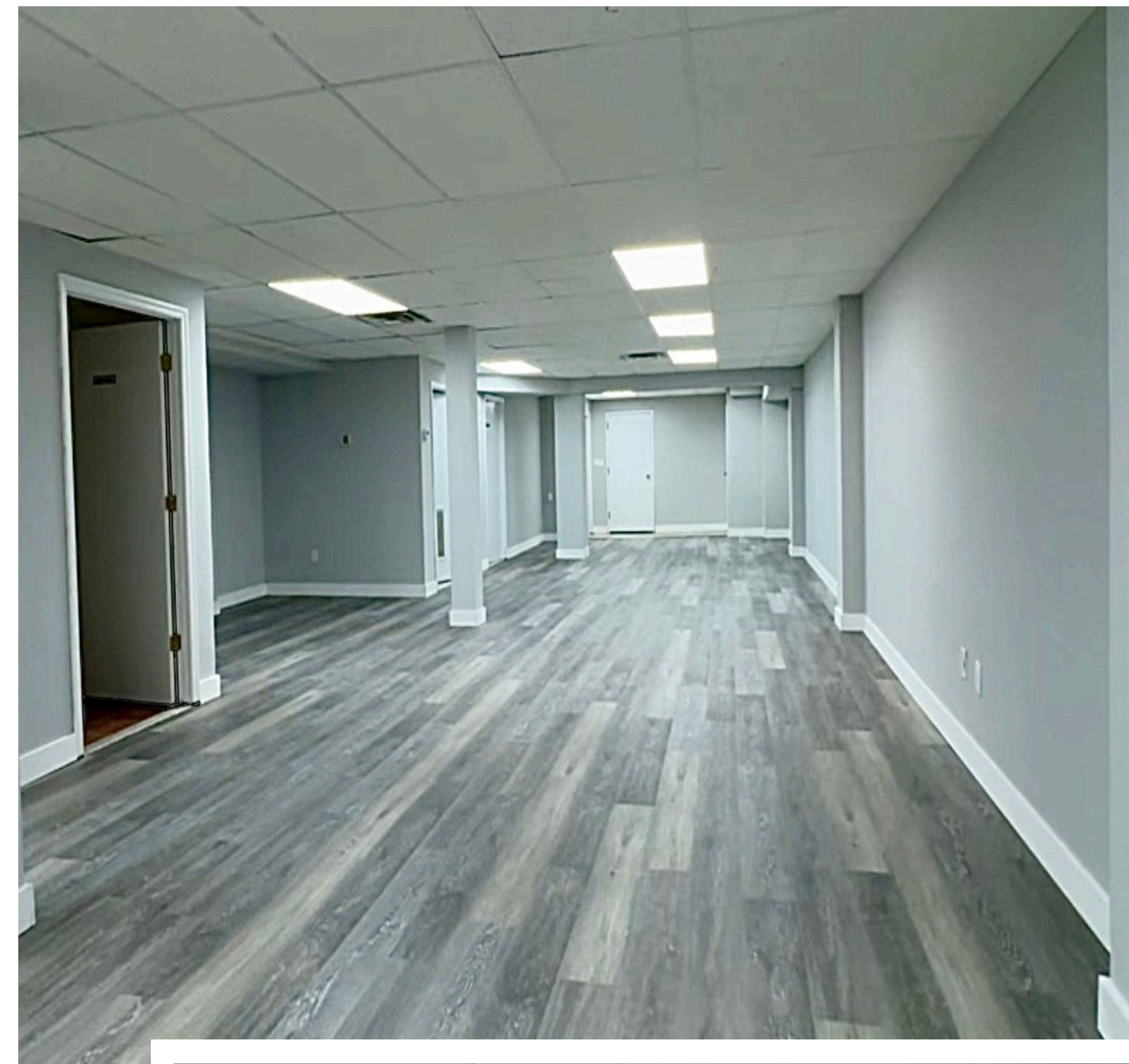
FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: 718.517.8700

COMMERCIAL ACQUISITIONS INC. HAS MADE EVERY EFFORT TO OBTAIN THE INFORMATION REGARDING THESE LISTINGS 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. WE RECOMMEND TO THE BUYER THAT ANY INFORMATION, WHICH IS OF SPECIAL INTEREST, SHOULD BE OBTAINED THROUGH INDEPENDENT VERIFICATION. ALL MEASUREMENTS MAY BE APPROXIMATE.

ARSEN ATBASHYAN
917-939-3760

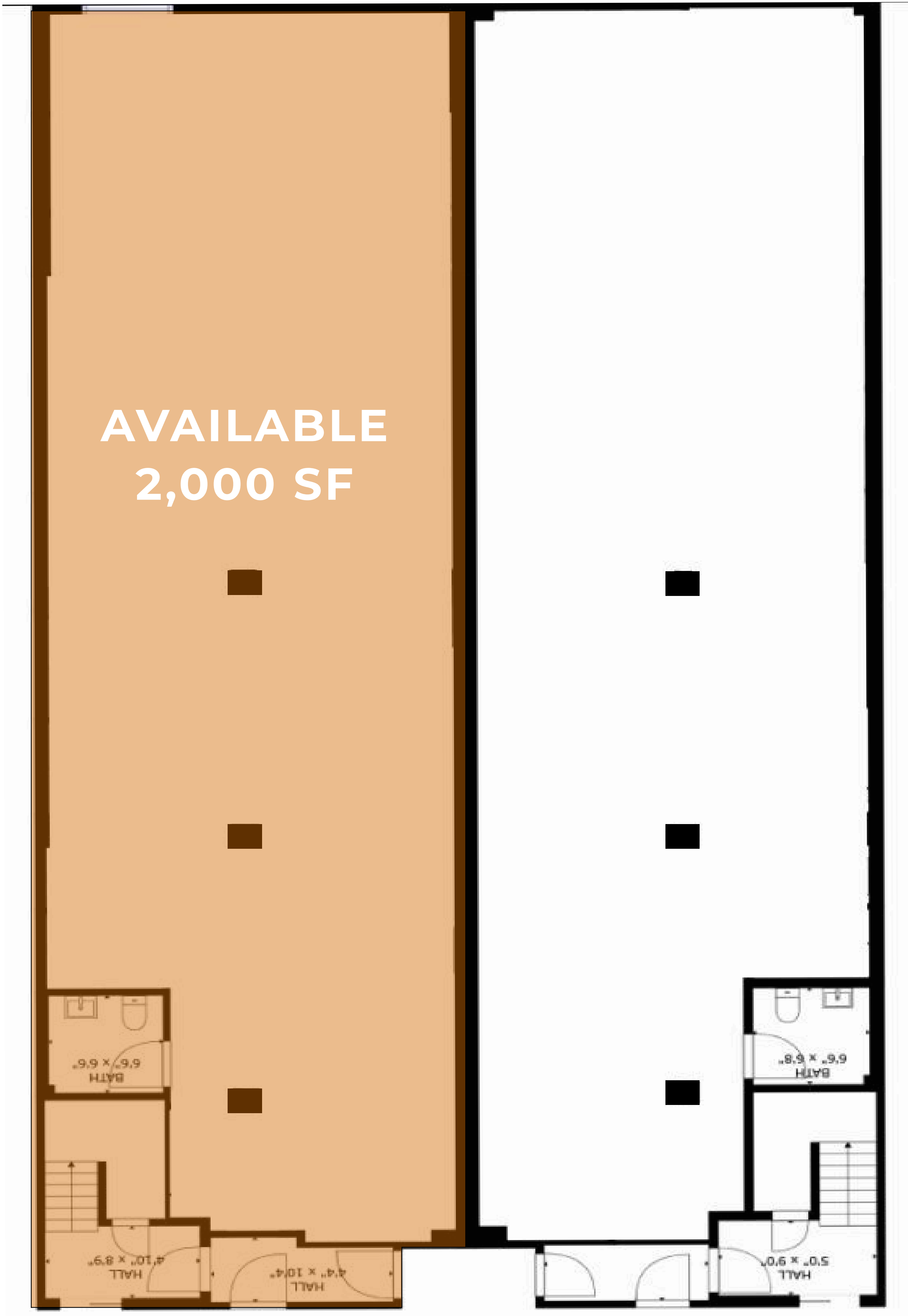
ARSEN@COMMERCIALACQ.COM

LOWER LEVEL

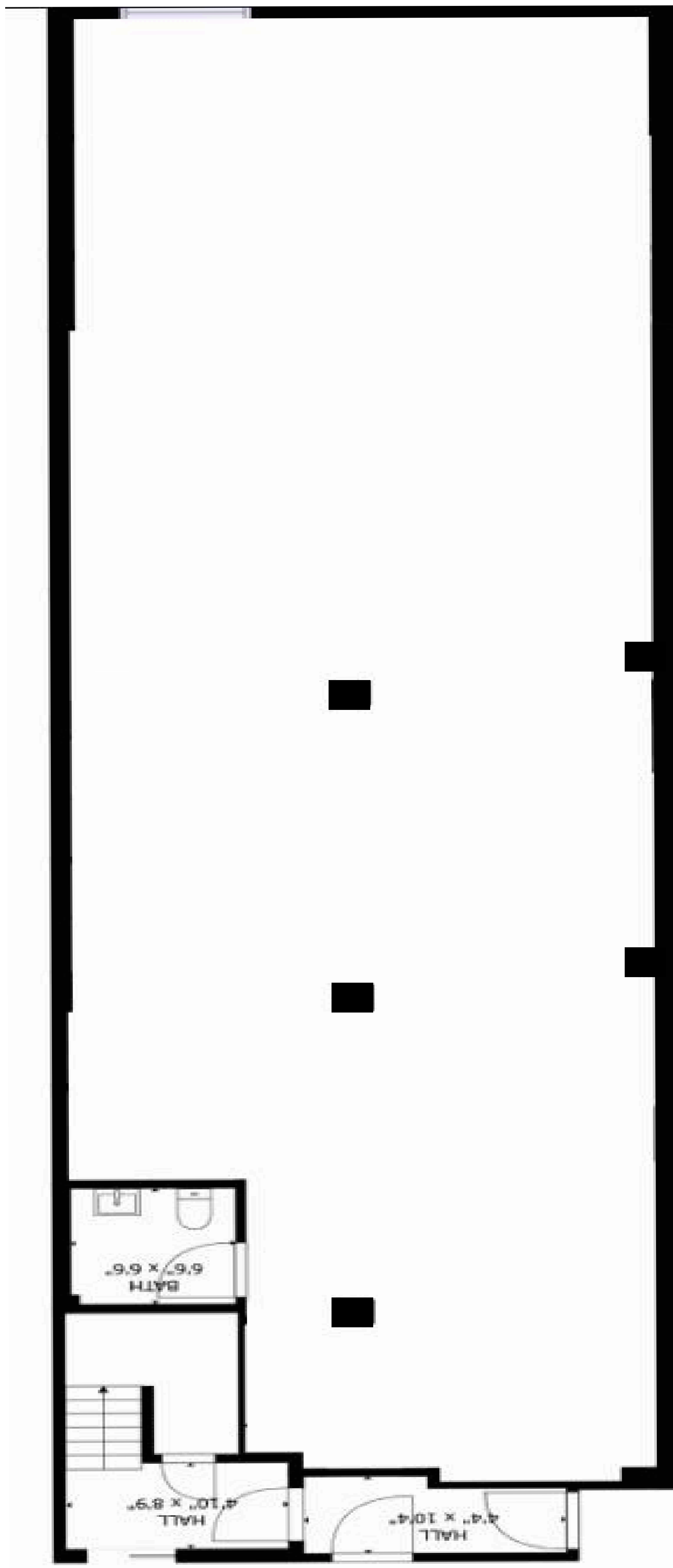


2,000 SF

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



CONEY ISLAND AVE



CONEY ISLAND AVE



Certificate of Occupancy

CO Number: 302145300F

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: 07411	Certificate Type: Final
	Address: 2711 CONEY ISLAND AVENUE	Lot Number(s): 67	Effective Date: 02/05/2008
	Building Identification Number (BIN): 3202819		
		Building Type: New	

For zoning lot metes & bounds, please see BISWeb.

B.	Construction classification: 1-D	Number of stories: 3
	Building Occupancy Group classification: E	Height in feet: 35
	Multiple Dwelling Law Classification: None	Number of dwelling units: 0

C.	Fire Protection Equipment: Sprinkler 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

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	17	OG		E		6	ACSESORY AND OFFICE
MEZ	3	50		E		6	OFFICE
001	68	100		C		6	RETAIL
002	9	50		E		4	COMMUNITY FACILITY

WWW.COMMERCIALACQ.COM

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