

STORE FOR LEASE



1928 KINGS HWY, BROOKLYN, NY 11229



PROPERTY DETAILS

LOCATION INFO

KINGS HWY BTW.
OCEAN AVE & E 19TH ST

NEIGHBORHOOD

HOMECREST

BLOCK & LOT

06782-0022

ZONING

R7A, C2-3

SIZE

19'X90'
1,710 SF
BASEMENT - 1,200 SF

ASKING PRICE

\$10,500

MODIFIED GROSS LEASE

CONTACT EXCLUSIVE BROKER

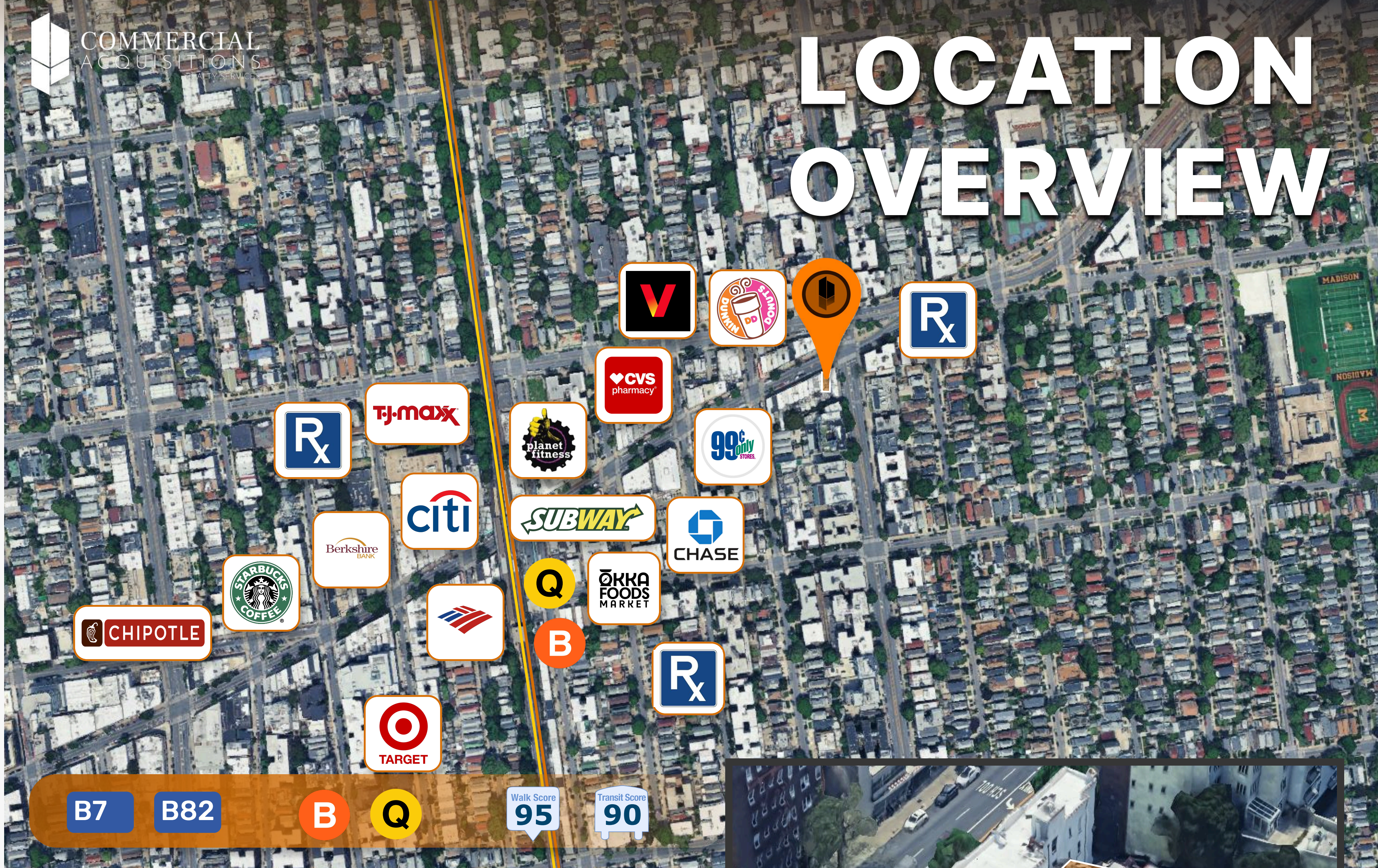
ARSEN ATBASHYAN

917-939-3760

ARSEN@COMMERCIALACQ.COM

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

LOCATION OVERVIEW



1928 KINGS HWY, BROOKLYN,
NY 11229

PROPERTY COMMENTS

- 20' FRONTAGE
- PRIME KINGS HIGHWAY LOCATION
- LOADING AREA IN THE REAR
- GREAT SIGNAGE OPPORTUNITY
- LOCATED IN A HIGH-TRAFFIC AREA
- CLOSE TO PUBLIC TRANSPORTATION



SATELLITE VIEW

NEIGHBOURING TENANTS & AMENITIES



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1,600
SF



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CERTIFICATE OF OCCUPANCY

DEPARTMENT OF BUILDINGS

ck
Date **BOROUGH OF Brooklyn, THE CITY OF NEW YORK**
OCT 23 1967

CERTIFICATE OF OCCUPANCY 198125

NO CHANGES OF USE OR OCCUPANCY NOT CONSISTENT WITH THIS CERTIFICATE SHALL BE MADE UNLESS FIRST APPROVED BY THE BOROUGH SUPERINTENDENT

This certificate supersedes C. O. No.

THIS CERTIFIES that the ~~new~~ ~~existing~~ building—premises located at
1928 Kings Highway Block **6782** Lot **22**

That the zoning lot and premises above referred to are situated, bounded and described as follows:

BEGINNING at a point on the **south** side of **Kings Highway**
distant **28'8-1/8"** feet **west** from the corner formed by the intersection of
Kings Highway and **Ocean Avenue**
running thence **south 115°31'** feet; thence **west 19°03/8"** feet;
thence **north 115°31'** feet; thence **east 19°0-3/8"** feet;
running thence _____ feet; thence _____ feet;

to the point or place of beginning, conforms substantially to the approved plans and specifications, and to the requirements of the Building Code, the Zoning Resolution and all other laws and ordinances, and of the rules of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of Section 646e of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

~~NOCC~~ No. — **Alt. 583-1967** Construction classification — **Class 3 nonfireproof**
Occupancy classification — **See occupancy below** Height **3** stories, **35** feet.
Date of completion — **const. 10-16-67** Located in **C 1 - 3 in R 6** Zoning District.
at time of issuance of permit. **plumb. 9-6-67**

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals:
and The City Planning Commission: } (Calendar numbers to be inserted here)

PERMISSIBLE USE AND OCCUPANCY

Off-Street Parking Spaces _____

Off-Street Loading Berths _____

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED	USE
Cellar	on ground	-	ordinary
First	100	25	retail sales store (Use Group 6)
Second	49	-	to be kept vacant and unoccupied
Third	40	-	to be kept vacant and unoccupied
TOTAL:- AS STATED ABOVE			
Sewage Disposal: Sanitary Drainage _____ Discharge Into Either (DOES) (DOES NOT) Sanitary or Combined Sewer			
Storm Drainage _____ Discharge Into Either (DOES) (DOES NOT) Storm or Combined Sewer			

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OFFICE COPY—DEPARTMENT OF BUILDINGS

Borough Superintendent