

SPACE FOR LEASE



1047 SURF AVENUE, BROOKLYN NY 11224



PROPERTY DETAILS

LOCATION INFO

CORNER SURF AVENUE &
WEST 12TH ST

NEIGHBORHOOD

CONEY ISLAND

BLOCK & LOT

BLOCK: 7268-0250

ZONING

C7

SIZE

1,000 SF

PROPERTY OVERVIEW

Ideally positioned along Surf Avenue, one of New York City's most iconic and heavily trafficked destinations this approximately 1,000 sf retail space offers a rare, fully renovated storefront just steps from the beach, boardwalk, and world-famous amusement district. The turnkey, move-in-ready build-out features a private full bathroom and additional restroom facilities, and a flexible layout suited to retail or service use.

EXCLUSIVE BROKER

ARSEN ATBASHYAN

917-939-3760

Arsen@commercialacq.com

ASKING PRICE

\$4,500/MONTH



Scan to view
all current
listings



Main Area
Large Open Layout



Main Area
Open Layout Facing Backroom



Backroom
Two Bathrooms & Vanity Area

BY THE NUMBERS



WALK SCORE
WALKER'S PARADISE



TRANSIT SCORE
RIDER'S PARADISE

5

SUBWAY STATIONS
B · D · F · N · Q LINES

AREA MAP



TRANSIT ACCESS

SUBWAY **B D F N Q**

BUS **B36 B64 B68 B74 B82**

CAR Close access to Ocean Pkwy & Belt Pkwy

EXCLUSIVE LISTING BROKER

Arsen Atbashyan

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Certificate of Occupancy

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CO Number: 300523048F

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
001	60	OG		E		12B	RETAIL ESTABLISHMENT
002	60	60		E		12D	ACCESSORY OFFICE.
END OF SECTION							


Borough Commissioner
Brooklyn 1

Borough Commissioner



Commissioner

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