

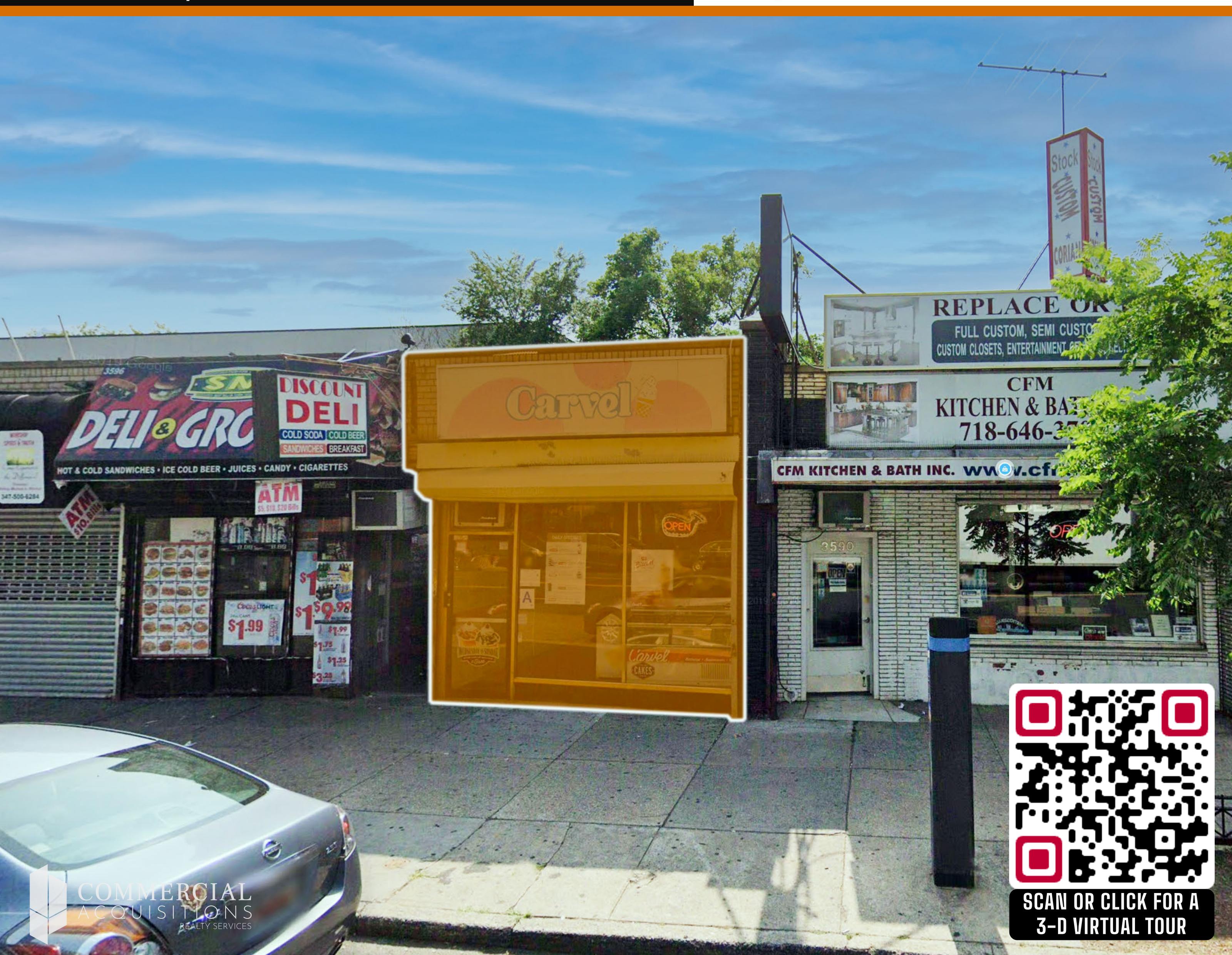
RETAIL SPACE FOR LEASE

3594 NOSTRAND AVENUE

BROOKLYN, NY 11229



COMMERCIAL
ACQUISITIONS
REALTY SERVICES



SCAN OR CLICK FOR A
3-D VIRTUAL TOUR



COMMERCIAL
ACQUISITIONS
REALTY SERVICES

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

PROPERTY DETAILS

LOCATION INFO

BETWEEN AVE W & AVE V

AVAILABLE SPACE

GROUND FLOOR: 1,000 SF
BASEMENT

BLOCK & LOT

07386-0138

ZONING

R4, C1-2

BASE RENT

\$3,500/MONTH

NEIGHBORHOOD

SHEEPSHEAD BAY

SPACE TYPE

RETAIL/OFFICE

COMMENTS

- RETAIL SPACE + BASEMENT
- MOVE-IN CONDITION
- VENTING ALLOWED
- HIGH TRAFFIC AREA

TRANSPORTATION

B36 B44 B44-SBS



Walk Score
93

Transit Score
72

Bike Score
66

NEIGHBORHOOD TENANTS

• DOMINO'S	• MCDONALD'S
• T-MOBILE	• ZIPCAR
• KINGS BAY Y	• FAMILY
• USPS	DOLLAR
• TD BANK	



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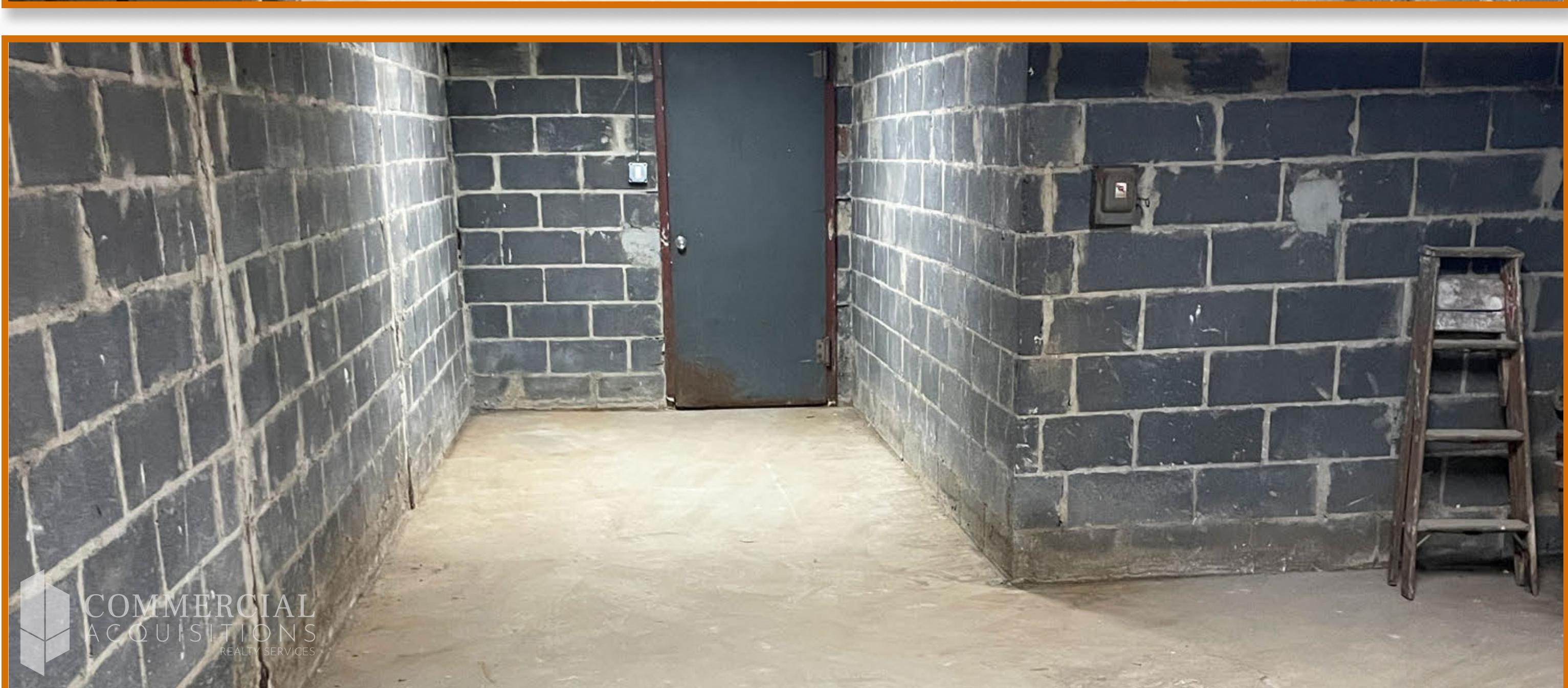
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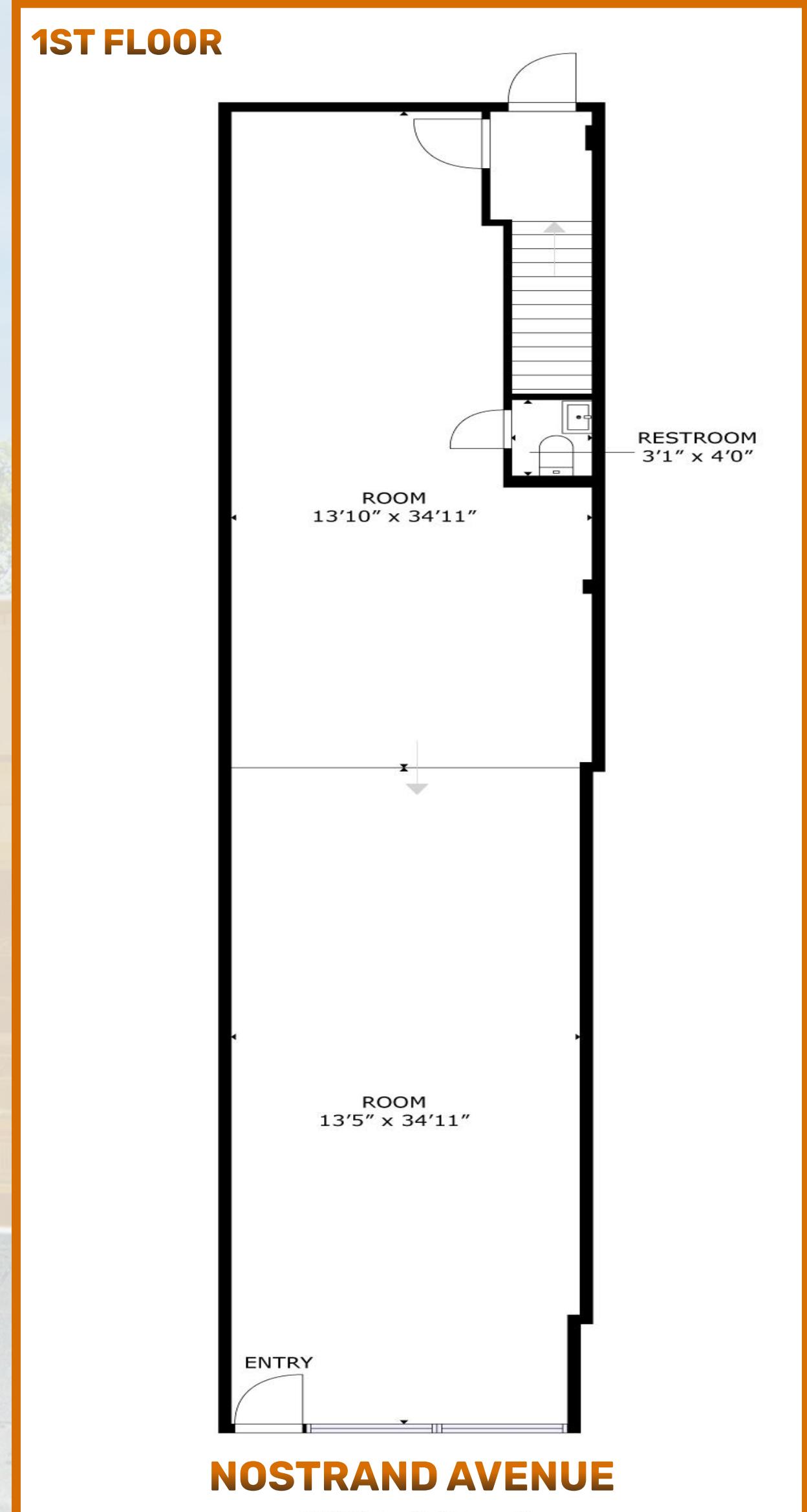
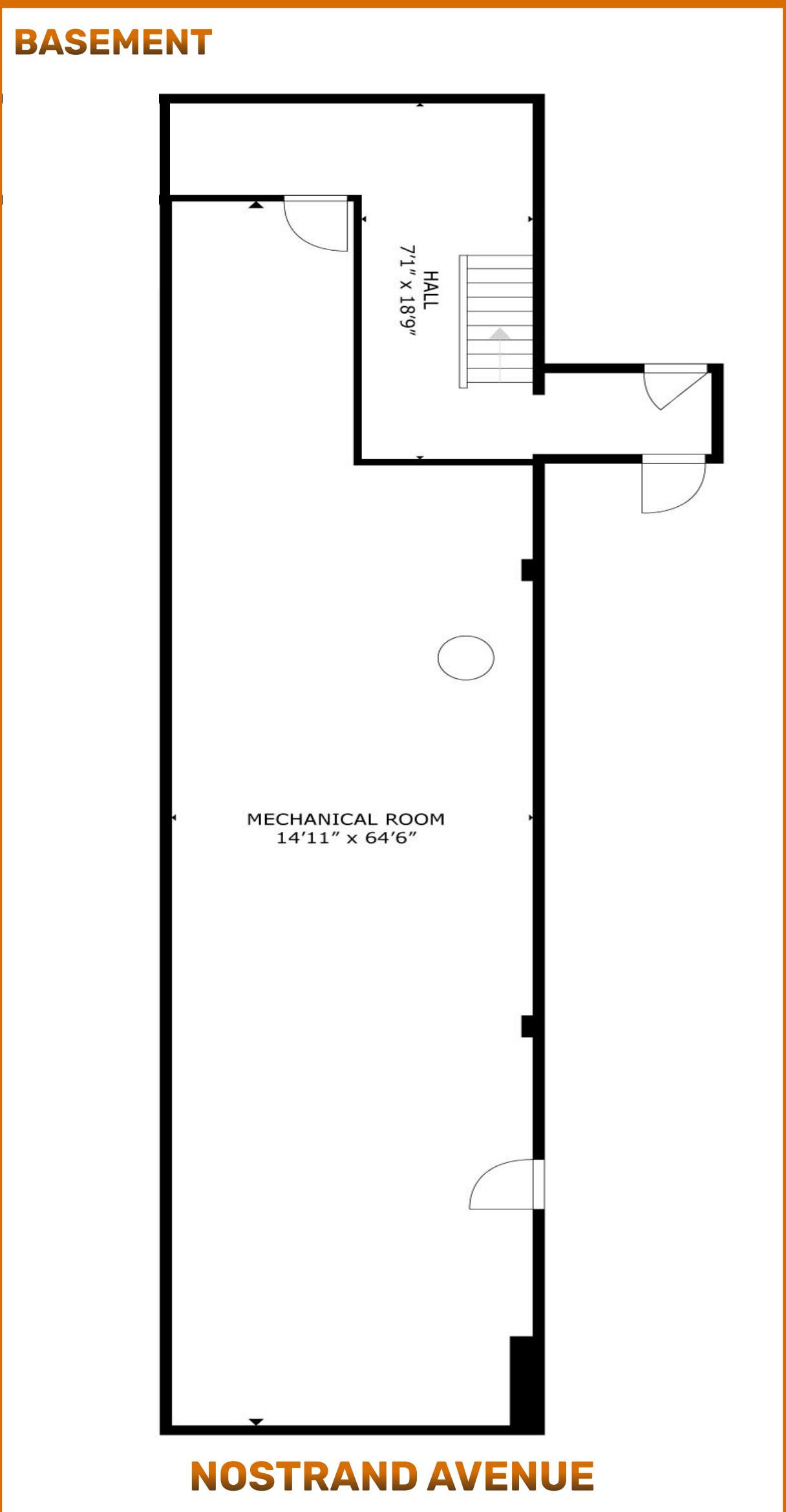
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Form 24-C (Rev. 4/62) 462M-601624 (62) 114

DEPARTMENT OF BUILDINGS

BOROUGH OF , THE CITY OF NEW YORK
 Date No. 1111153
 MAR 4 - 1963

CERTIFICATE OF OCCUPANCY

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. ~~XXXX-XXXX~~
 THIS CERTIFIES that the new ~~XXXX-XXXX~~ building—premises located at Block 7386 Lot 138
3590-3598 Nostrand Avenue
 That the zoning lot and premises above referred to are situated, bounded and described as follows:
 BEGINNING at a point on the **west** side of **Nostrand Avenue**
 distant **100** feet **North** from the corner formed by the intersection of
Nostrand Avenue and **Avenue W**
 running thence **North 80** feet; thence **West 105** feet;
 thence **South 80** feet; thence **East 105** feet;
 running thence **North 80** feet; thence **West 105** feet;
 to the point 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 6461¹ of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

N.B. ~~XXXX~~ No. **4156-1961** Construction classification—**brick nonfireproof**
 Occupancy classification—**Food stores, offices** Height **1** stories **11** feet
 Date of completion—**const. 2-27-63** Location **C 1 - 2 in R 4** Zoning District
 at time of issuance of permit **plumb. 2-26-63**

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 50	6 5	Food stores - use group 6 offices - use group 4
TOTAL: - AS STATED ABOVE			

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3594 NOSTRAND AVENUE



CONTACT EXCLUSIVE BROKER



DENIS ABAYEV
CELL: 718.954.1363
DENIS@COMMERCIALACQ.COM

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

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