

RETAIL SPACE FOR LEASE

3594 NOSTRAND AVENUE

BROOKLYN, NY 11229



COMMERCIAL
ACQUISITIONS
REALTY SERVICES



COMMERCIAL
ACQUISITIONS
REALTY SERVICES



SCAN OR CLICK FOR A
3-D VIRTUAL TOUR

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**

B **Q**

Walk Score
93

Transit Score
72

Bike Score
66

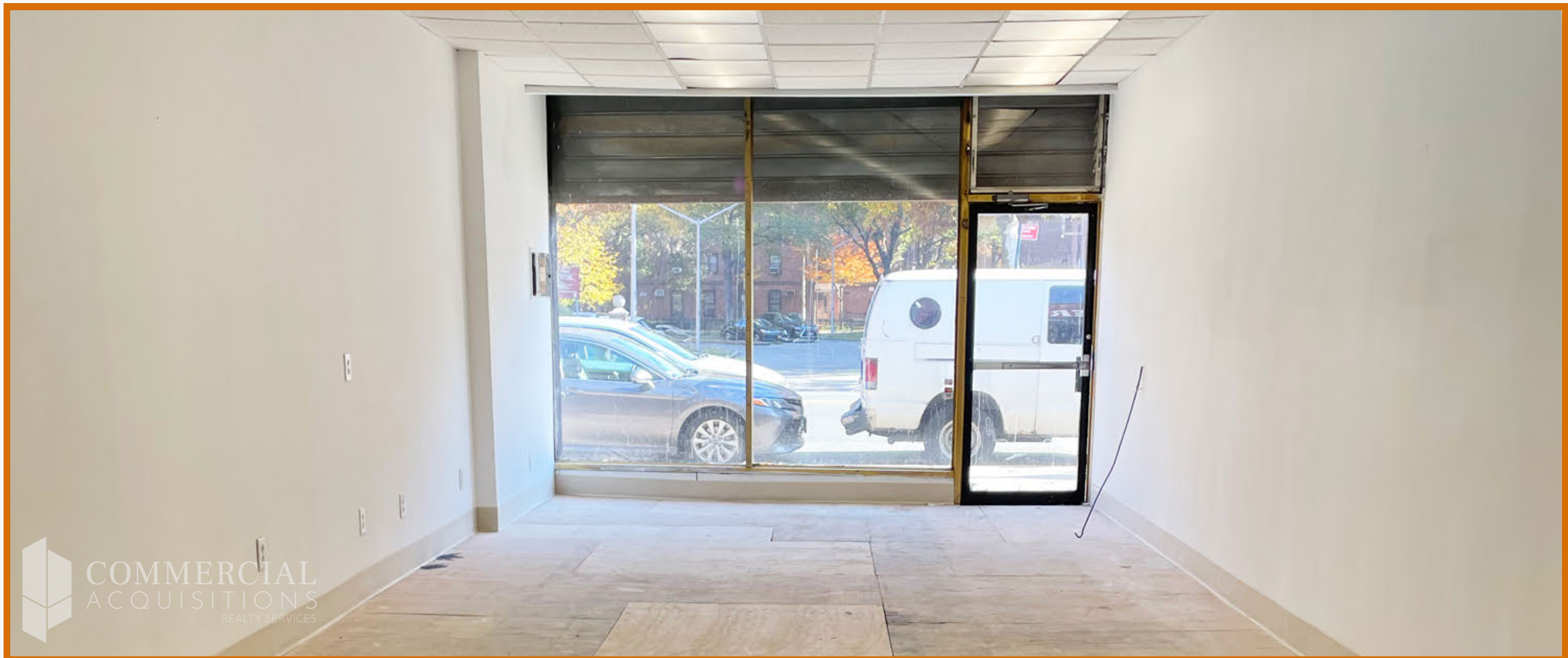
NEIGHBORHOOD TENANTS

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



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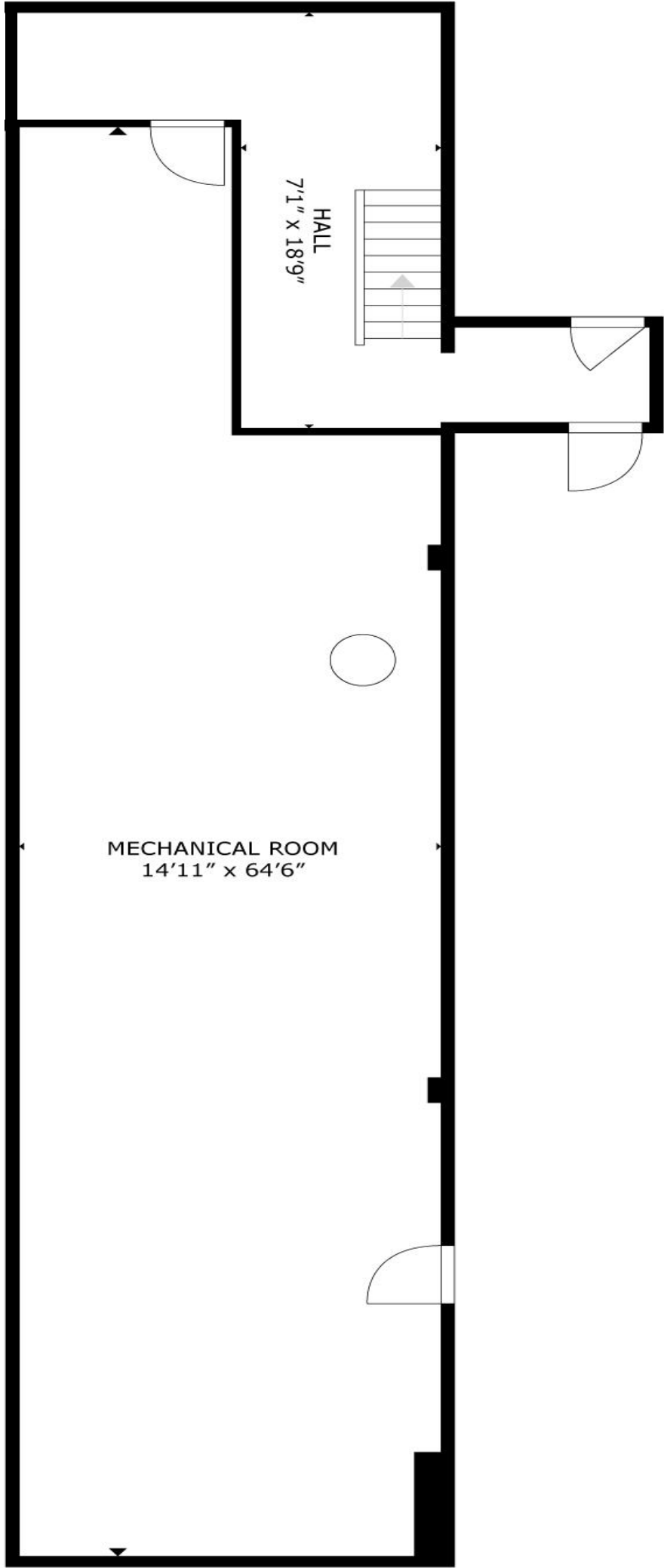
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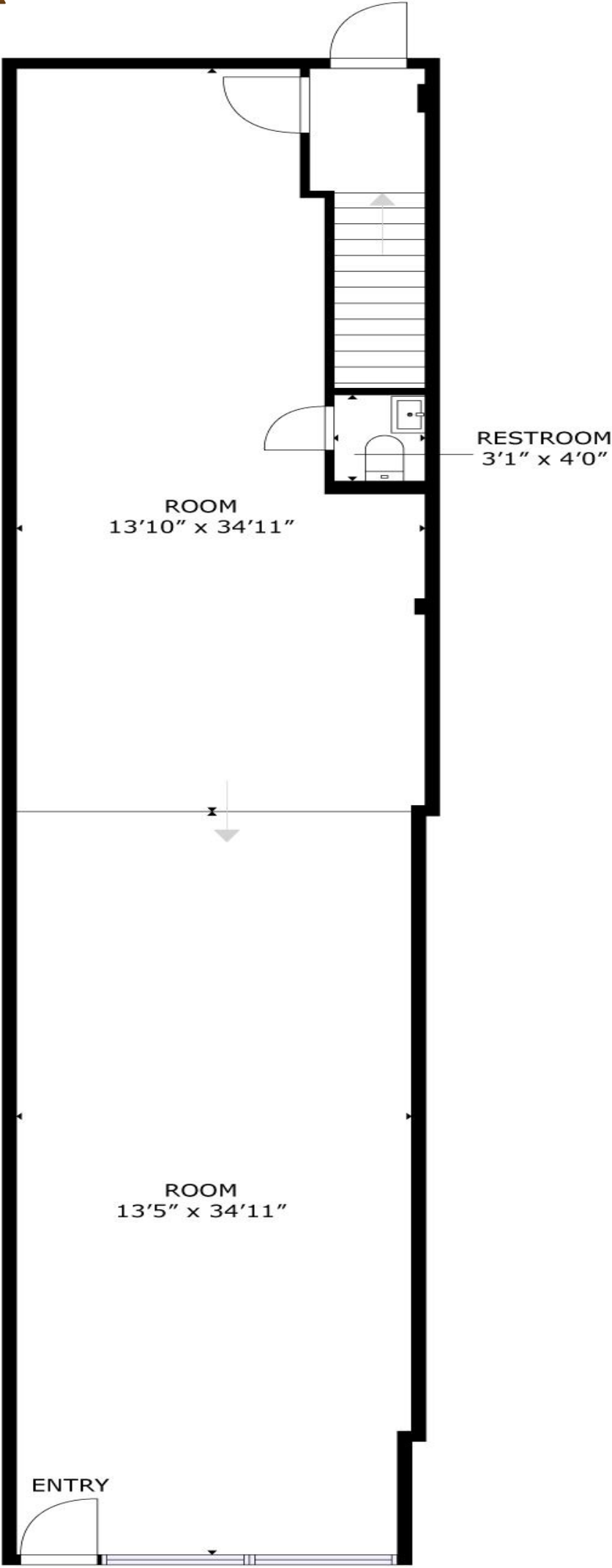
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BASEMENT



NOSTRAND AVENUE

1ST FLOOR



NOSTRAND AVENUE

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Form 14-C (Rev. 4/63)-4036-601636 (62) 114

DEPARTMENT OF BUILDINGS

BOROUGH OF , THE CITY OF NEW YORK

Date **MAR 4 - 1963** File No. **183053**

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 N**

running thence **north 80** feet; thence **west 105** feet;

thence **south 80** feet; thence **east 105** 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 6461² 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: _____

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



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