

# MIXED-USE PROPERTY FOR SALE

**3084 BRIGHTON 13TH ST, BROOKLYN NY 11235**



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

# PROPERTY DETAILS

## LOCATION INFO

**BETWEEN BRIGHTON BEACH AVENUE  
& OCEAN VIEW AVENUE**

## LOT SIZE

**23 FT X 100 FT**

## BUILDING SIZE

**18.5 FT X 61 FT**

**TOTAL SF: 3,396**

- **LOWER LEVEL: MEDICAL OFFICE**
- **1ST FLOOR: MEDICAL OFFICE**
- **2ND FLOOR: 3 BEDROOM APARTMENT**

## STORIES

**2 STORIES + LOWER LEVEL**

## ASKING PRICE

**\$1,199,000**

## NEIGHBORHOOD

**BRIGHTON BEACH**

## ANNUAL TAXES

**\$22,221**

## BLOCK & LOT

**08715-0034**

## ZONING

**R6, C1-3**

## COMMENTS

- **3 STORY MIXED-USE BUILDING**
- **ALL TENANTS ON MONTH-TO-MONTH LEASE**
- **LOWER LEVEL DELIVERED VACANT**
- **PARKING IN REAR FOR 3 VEHICLES**
- **EASY ACCESS TO PUBLIC TRANSPORTATION & BELT PKWY**

# PROPERTY DETAILS



NetCust  
Cherry Hill gourmet

Wise bar & grill  
INFINITI

bp  
Mobil  
texas\*  
CHICKEN & BURGERS

NetCust  
H&R BLOCK  
w  
GOURMET ITALIAN



Starbucks COFFEE  
LOUISIANA POPEYES  
AT&T  
texas\*

B

Q

verizon  
Apple Bank

CHASE  
7 ELEVEN  
citibank

**TRANSPORTATION**

B1 B4 B49 B68

B F D N Q

Walk Score 97  
Transit Score 83

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# FIRST FLOOR PHOTOS



# LOWER LEVEL PHOTOS



# 2ND FLOOR PHOTOS



# REAR YARD PHOTO



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# CERTIFICATE OF OCCUPANCY

THE CITY OF NEW YORK  
**DEPARTMENT OF BUILDINGS**  
**CERTIFICATE OF OCCUPANCY**

**BOROUGH** BROOKLYN      **DATE:** DEC 14 1999 **NO.** 300790605  
 This certificate supersedes C.O. NO.      **ZONING DISTRICT** C1-3  
 THIS CERTIFIES that the new—altered—existing—building—premises located at  
 3084 Brighton 13 Street      Block 8715      Lot 34  
 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 HEREIN.

**PERMISSIBLE USE AND OCCUPANCY**

STORY	LIVE LOAD LBS PER SQ FT	MAXIMUM NO OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
Basement	0G	15			4	E	Medical Office
First	60	15			4	E	Medical Office
Second	50	5	1		2	J-3	Apartment

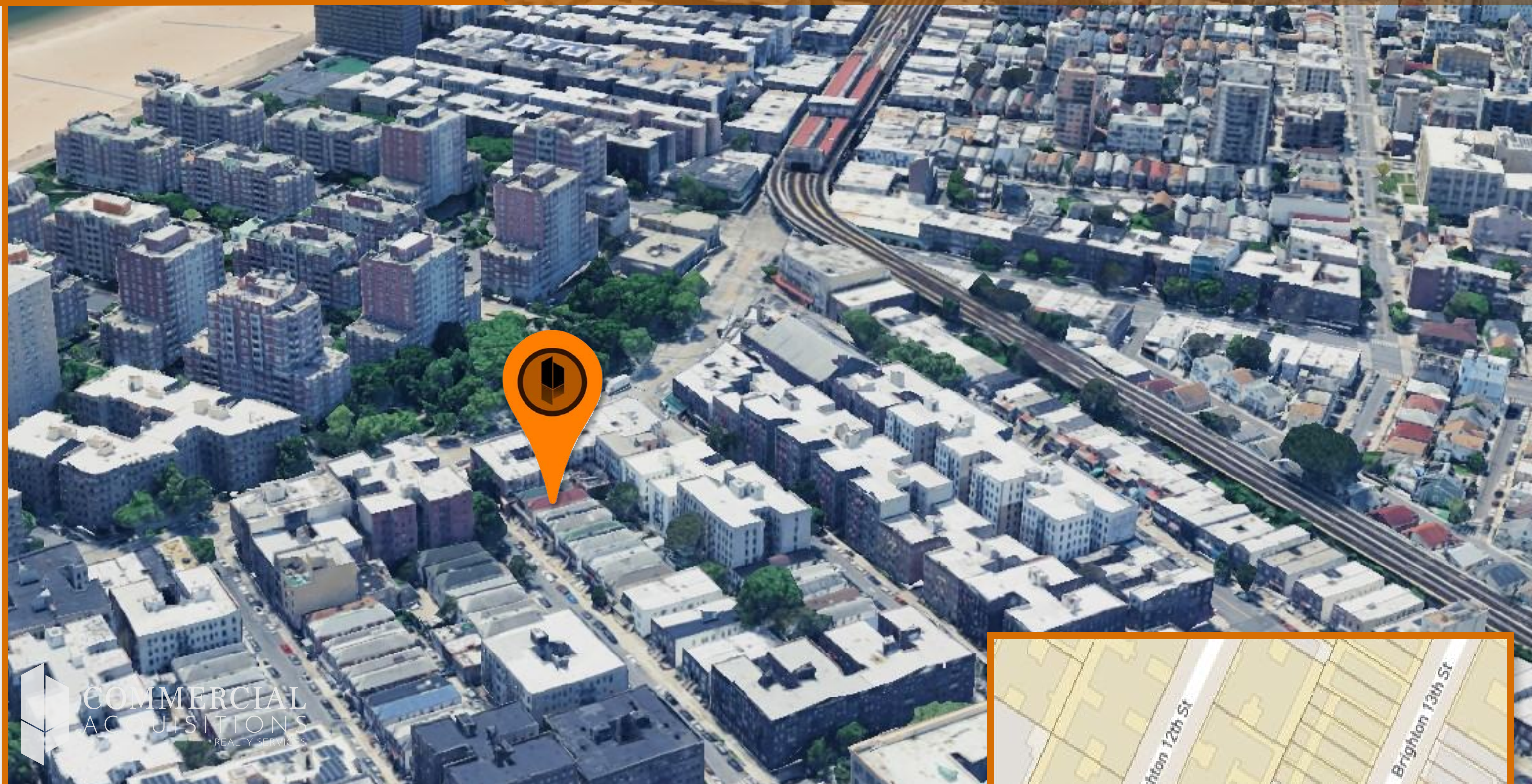
OPEN SPACE USES: NONE  
(SPECIFY—PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

**NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS  
 A REVISED CERTIFICATE OF OCCUPANCY IS OBTAINED**  
 THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND  
 SPECIFICATIONS NOTED ON THE REVERSE SIDE

*Michael J. ...* **BOROUGH SUPERINTENDENT**      *Richard ...* **Acting Commissioner**      **13**  
COMMISSIONER

**YEVGENIYA  
KARMAZIN M.D.**  
INTERNAL MEDICINE  
718-891-5100





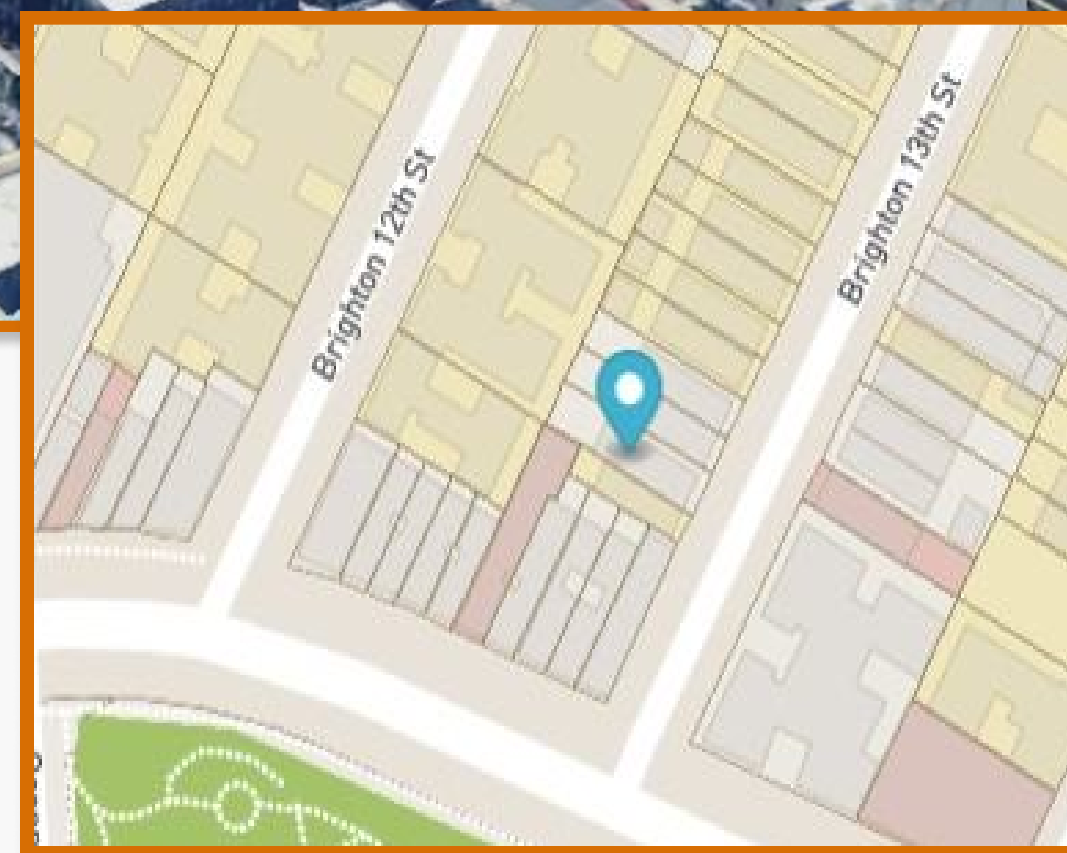
## **CONTACT EXCLUSIVE BROKER**



**DENIS ABAYEV**

**CELL: 718.954.1363**

**DENIS@COMMERCIALACQ.COM**



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**© 2500 CONEY ISLAND AVENUE, 2ND FLOOR, BROOKLYN, NY 11223 ☎ 718.954.1363 ✉ DENIS@COMMERCIALACQ.COM 🌐 COMMERCIALACQ.COM**

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