

SPACE FOR LEASE
2376 CONEY ISLAND AVE
BROOKLYN, NY 11223



COMMERCIAL
ACQUISITIONS
REALTY SERVICES



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

PROPERTY DETAILS

LOCATION INFO
CONEY ISLAND AVE & AVE U

SIZE
1,600 SF

BASE RENT
\$5,800/month
12 YEARS REMAINING ON LEASE

KEY MONEY
\$199,000

NEIGHBORHOOD
SHEEPSHEAD BAY

BLOCK & LOT
07112-0034

ZONING
C8-2, OP

- COMMENTS**
- NEWLY RENOVATED TURN-KEY RESTAURANT
 - FULL KITCHEN AND WALK-IN FREEZER
 - HIGH TRAFFIC AREA
 - 20 FT FRONTAGE ON CONEY ISLAND AVE

TRANSPORTATION

B3

Walk Score
97

B68

Transit Score
85

Q

Bike Score
70

NEIGHBORHOOD TENANTS

- DUNKIN'

-MCDONALD'S

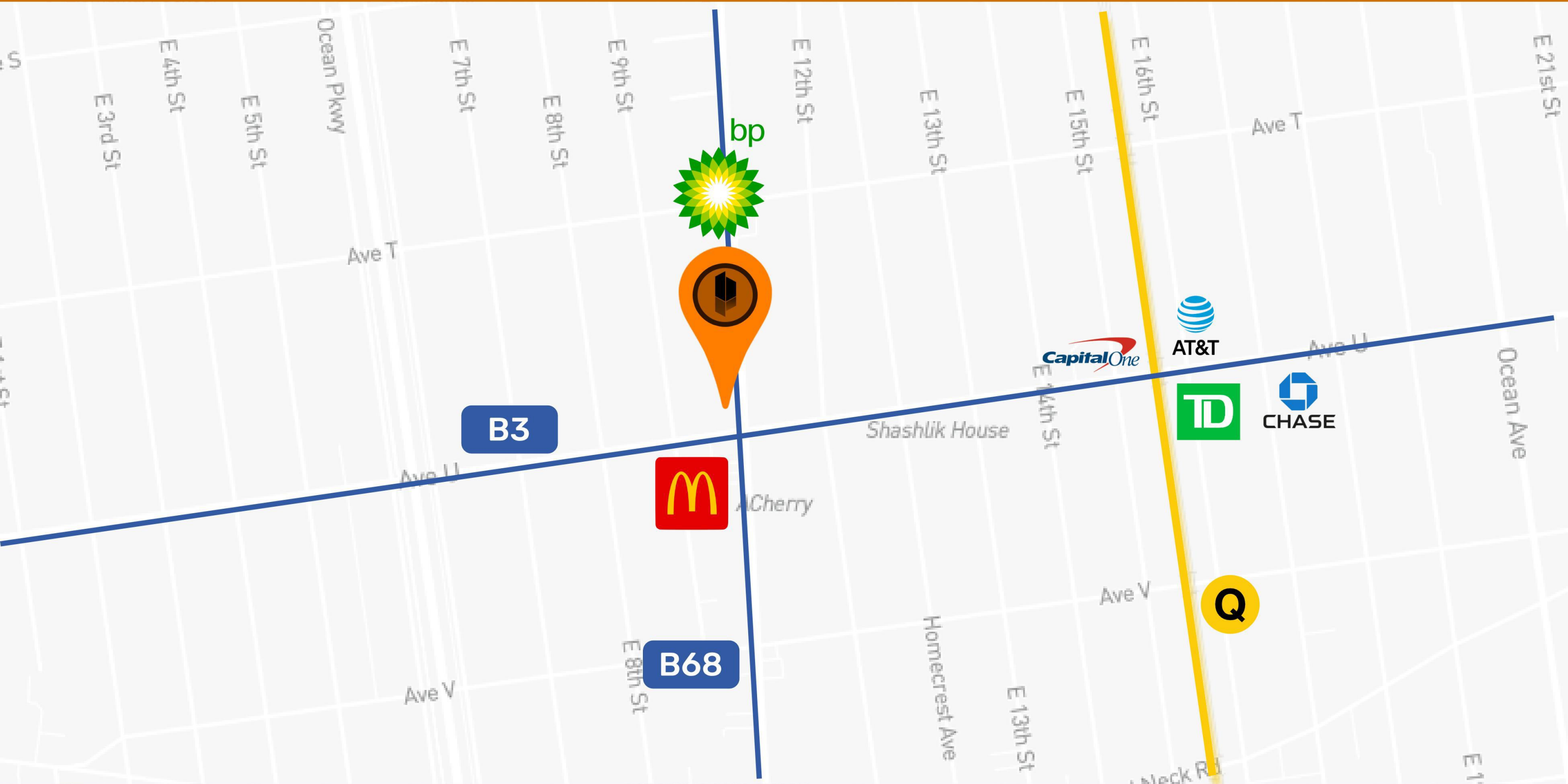
-AT&T STORE

-UPS STORE
- TD BANK

-CAPITAL ONE BANK

-CHASE BANK

-CITIZENS BANK



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Certificate of Occupancy

CO Number: 310083432F

This certifies that the premises described herein 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. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. This document or a copy shall be available for inspection at the building at all reasonable times.

A.

Borough: Brooklyn

Address: 2376 CONEY ISLAND AVENUE

Building Identification Number (BIN): 3192197

Block Number: 07112

Lot Number(s): 34

Building Type: Altered

Certificate Type: Final

Effective Date: 01/06/2009

For zoning lot metes & bounds, please see BISWeb.

B.

Construction classification: 3

Building Occupancy Group classification: RES

Multiple Dwelling Law Classification: None

(Prior to 1968 Code)

(Prior to 1968 Code)

No. of stories: 2

Height in feet: 25

No. of dwelling units: 2

C.

Fire Protection Equipment:
None associated with this filing.

D.

Type and number of open spaces:
None associated with this filing.

E.

This Certificate is issued with the following legal limitations:
None

Borough Comments: None

All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL		OG	RES		2	STORAGE, BOILER ROOM AND WALK IN BOX.
001	71	100	F-4		6	DINING/DRINKING AREA
002		40	RES	2	2	TWO (2) APARTMENTS
END OF SECTION						

2376 CONEY ISLAND AVE



CONTACT EXCLUSIVE BROKER



DENIS ABAYEV

CELL: 718.954.1363

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