

# SPACE FOR LEASE

## 2376 CONEY ISLAND AVE

BROOKLYN, NY 11223



COMMERCIAL  
ACQUISITIONS  
REALTY SERVICES



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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

B68

Q

Walk Score

97

Transit Score

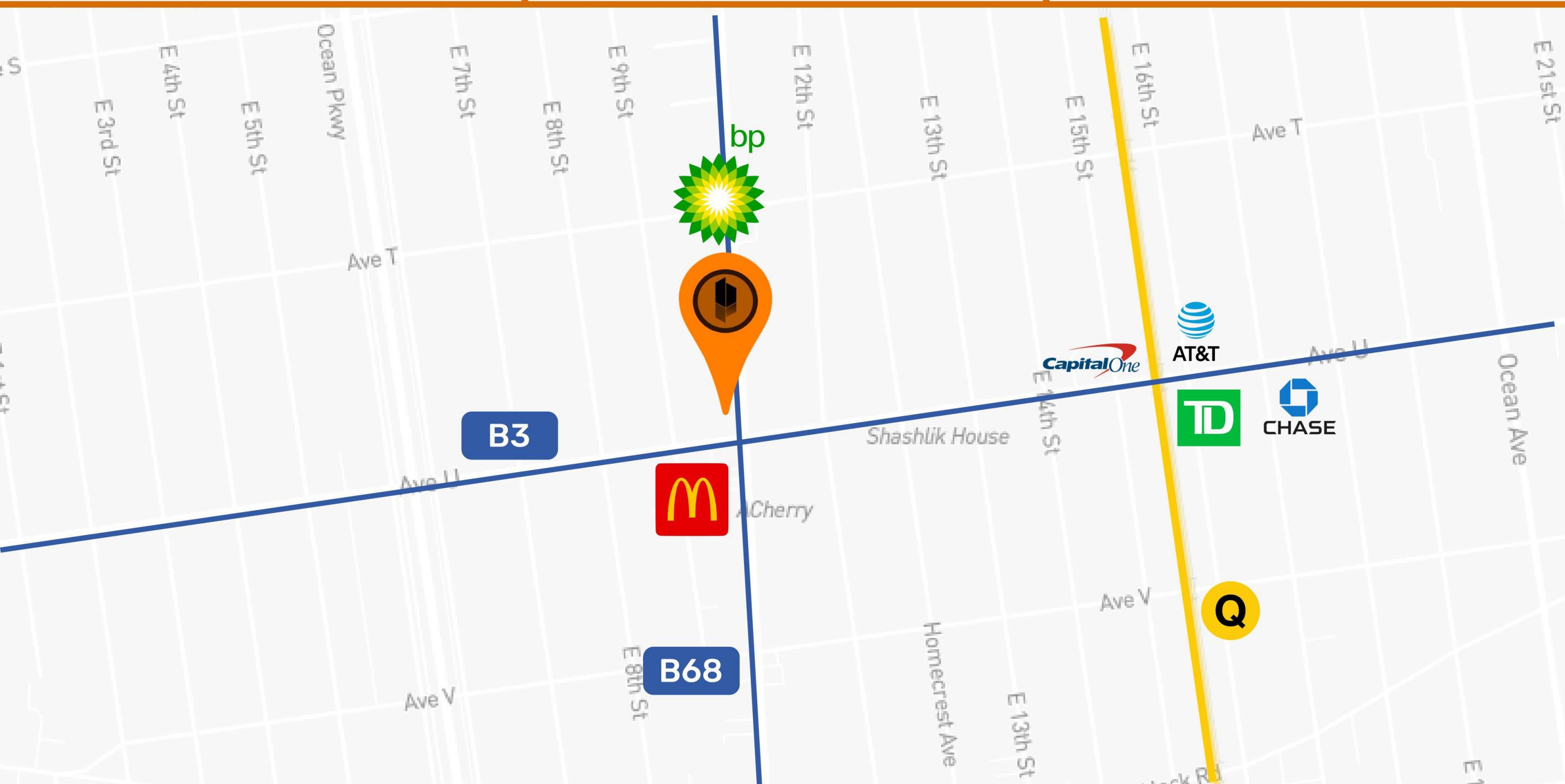
85

Bike Score

70

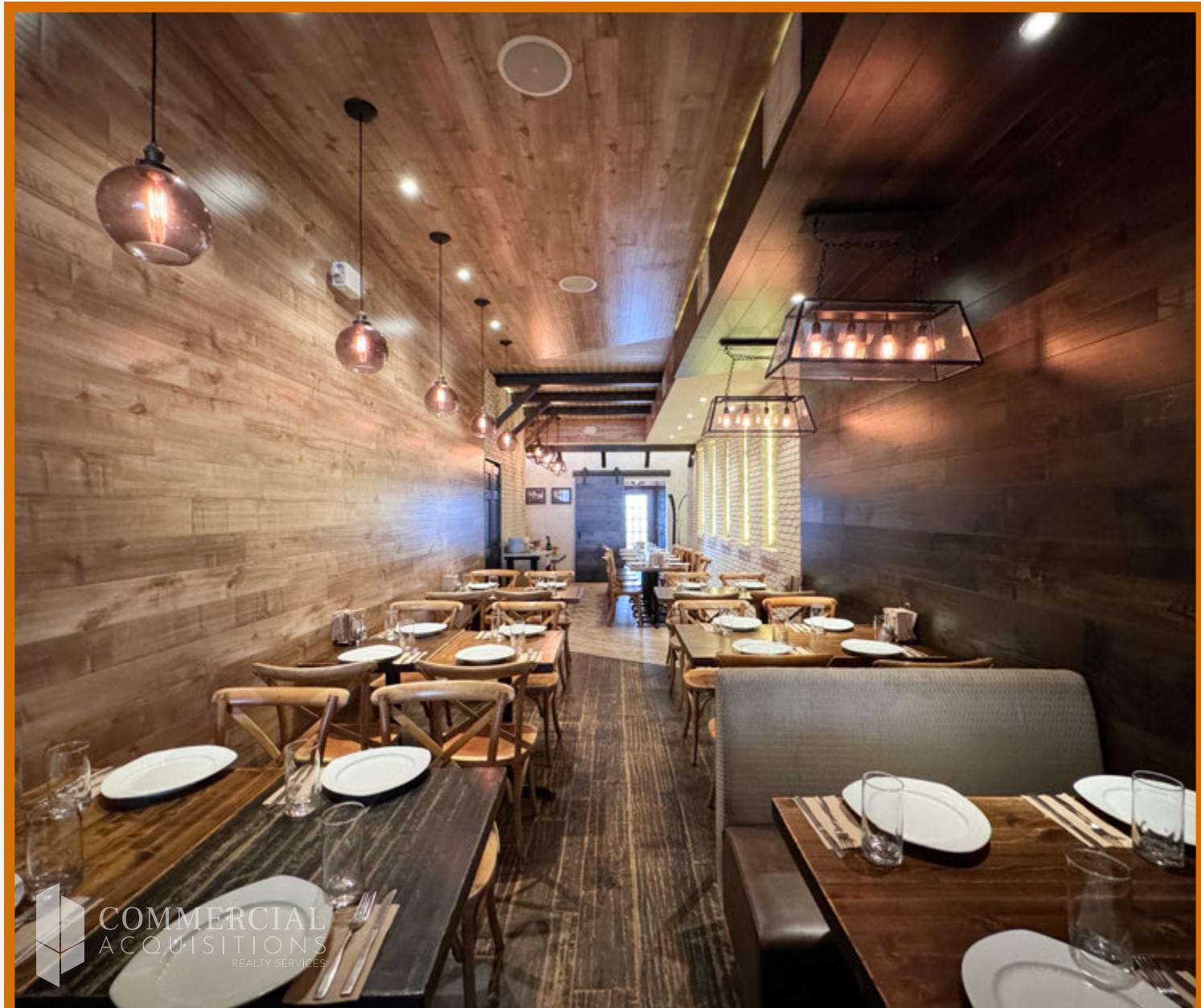
## NEIGHBORHOOD TENANTS

- DUNKIN'
- TD BANK
- MCDONALD'S
- CAPITAL ONE BANK
- AT&T STORE
- CHASE BANK
- UPS STORE
- 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.*

<b>A.</b> Borough: Brooklyn Address: 2376 CONEY ISLAND AVENUE Building Identification Number (BIN): 3192197			Block Number: 07112	Certificate Type: Final
			Lot Number(s): 34	Effective Date: 01/06/2009
			Building Type: Altered	
<i>For zoning lot metes &amp; bounds, please see BISWeb.</i>				
<b>B.</b> Construction classification: 3			(Prior to 1968 Code)	
Building Occupancy Group classification: RES			(Prior to 1968 Code)	
Multiple Dwelling Law Classification: None				
No. of stories: 2		Height in feet: 25	No. of dwelling units: 2	
<b>C.</b> Fire Protection Equipment: None associated with this filing.				
<b>D.</b> Type and number of open spaces: None associated with this filing.				
<b>E.</b> 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

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## CONTACT EXCLUSIVE BROKER



**DENIS ABAYEV**  
**CELL: 718.954.1363**  
**DENIS@COMMERCIALACQ.COM**

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