



1637 SHEEPSHEAD BAY RD, BROOKLYN, NY 11235



PROPERTY DETAILS

LOCATION INFO

BTW. JEROME AVE
& VOORHIES AVE

NEIGHBORHOOD

SHEEPSHEAD BAY

BLOCK & LOT

07462-0059

ZONING

C4-2 (R6 EQUIV.)

SIZE

10,000 SF

ASKING PRICE

\$38 PSF

MODIFIED GROSS LEASE

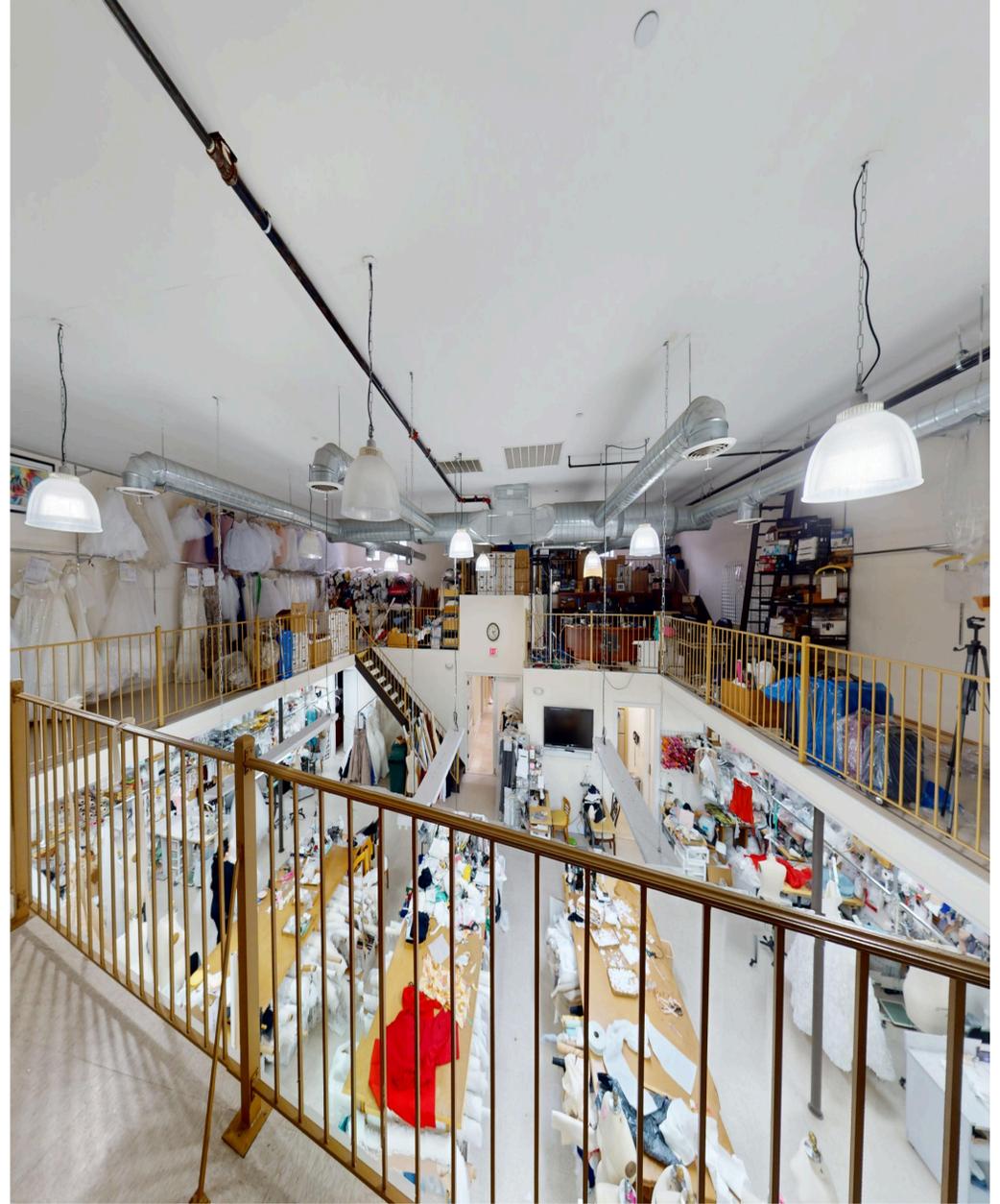
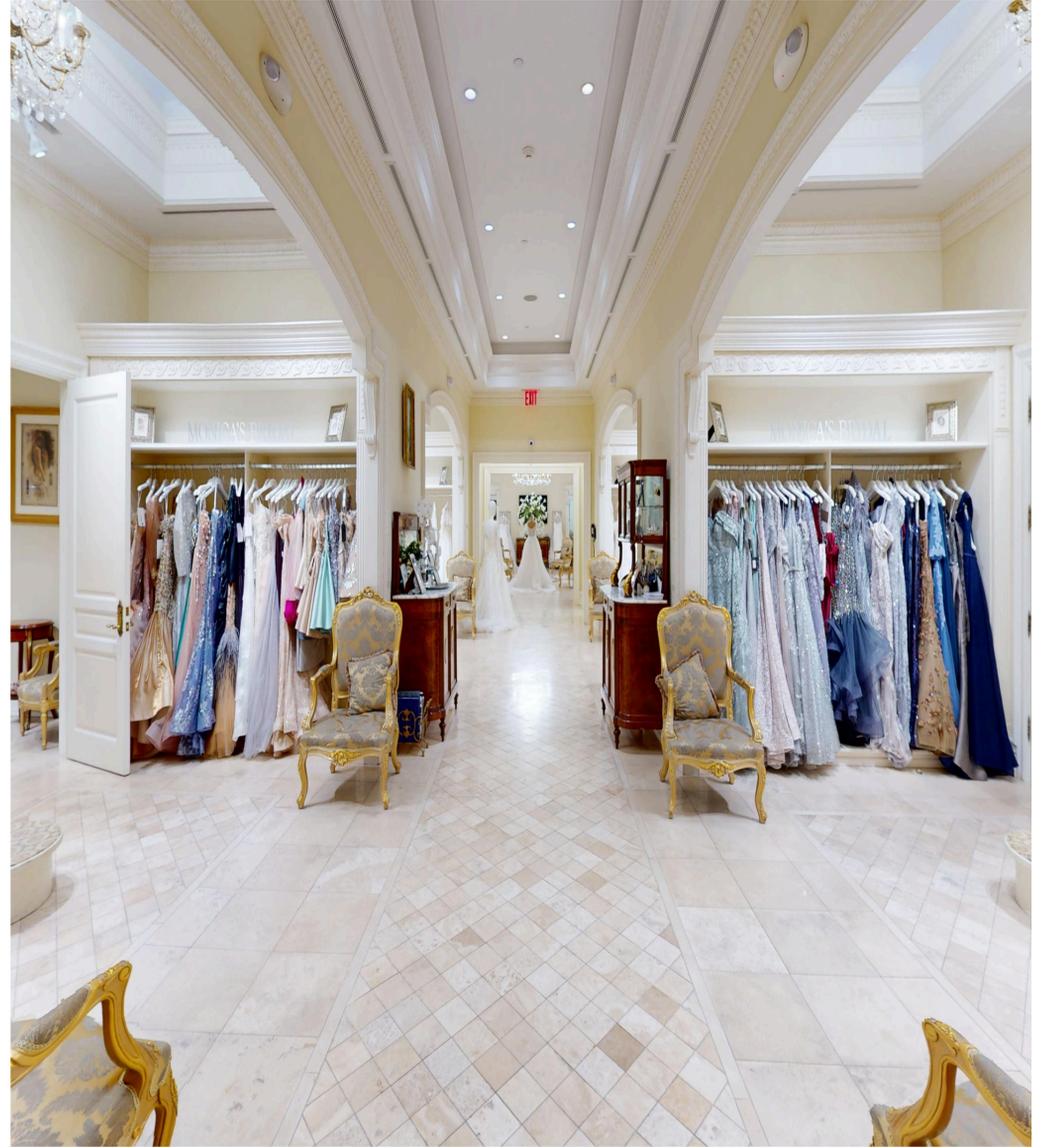
CONTACT EXCLUSIVE BROKER

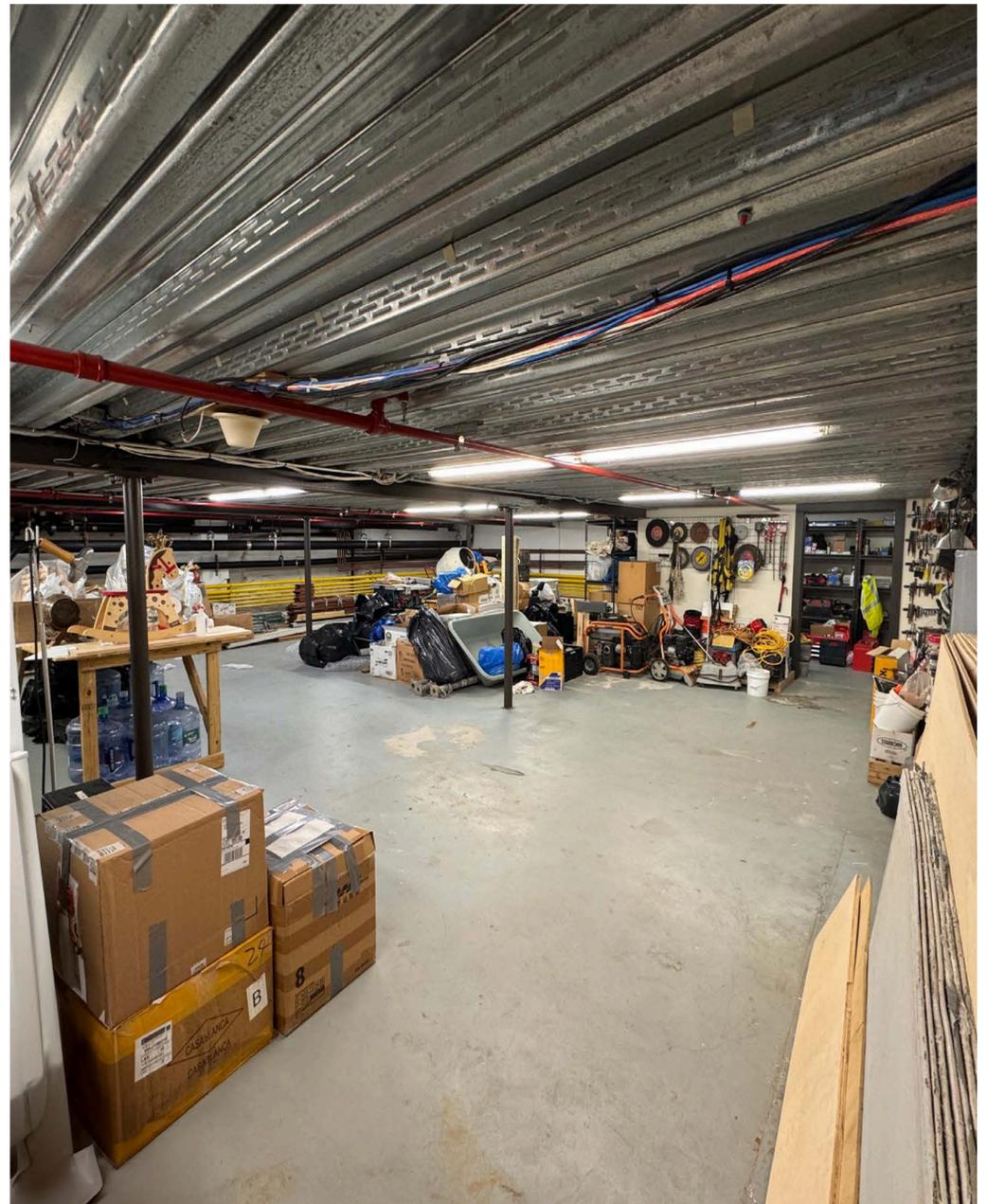
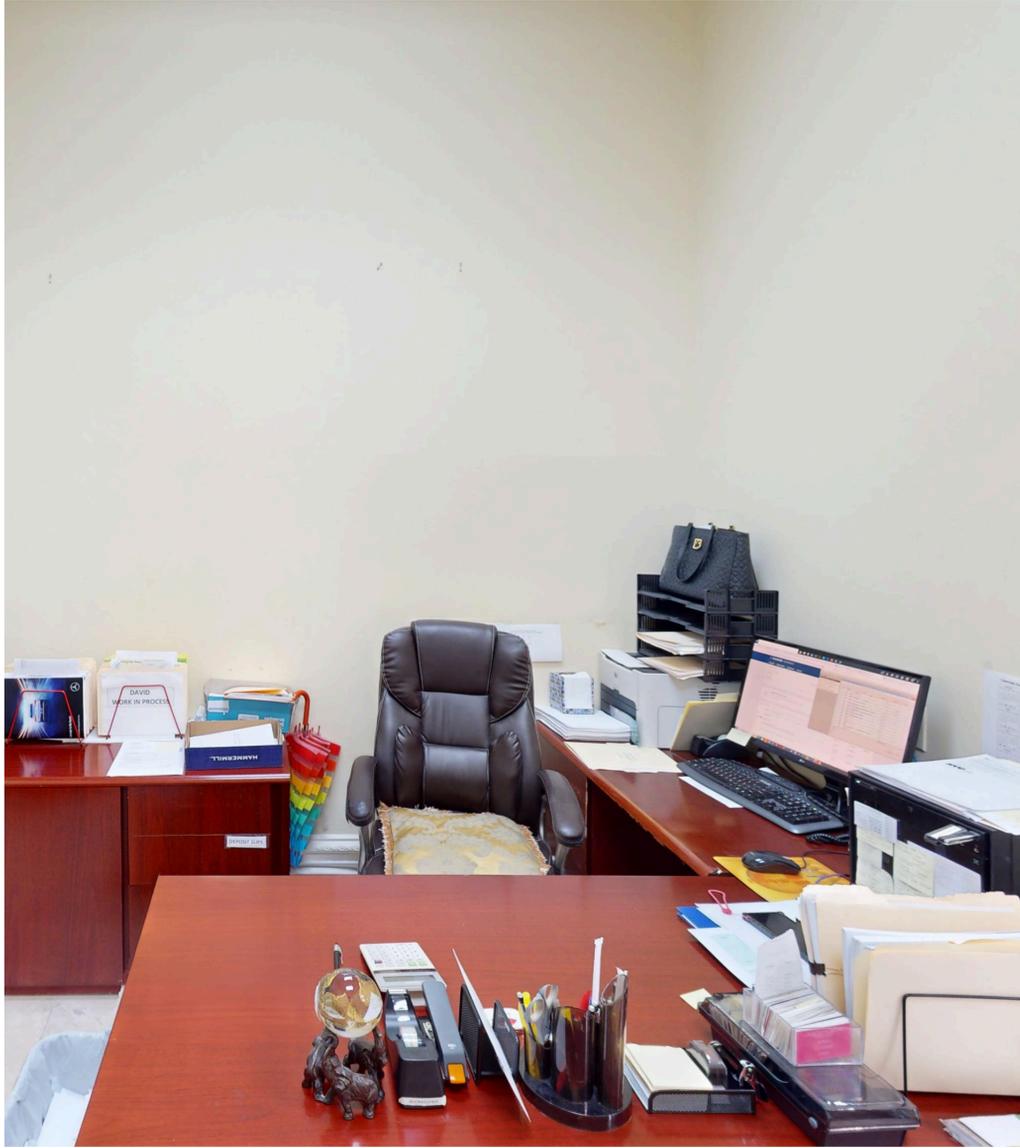
ARSEN ATBASHYAN

917-939-3760

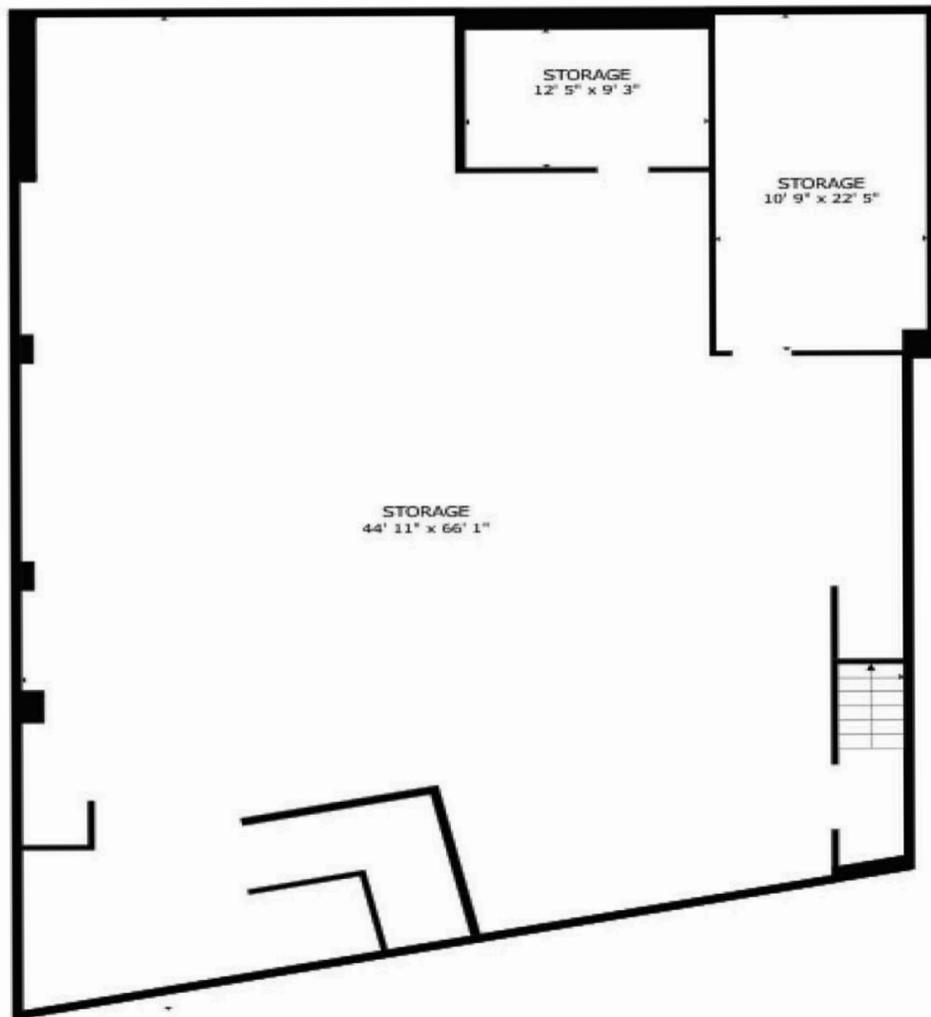
ARSEN@COMMERCIALACQ.COM

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

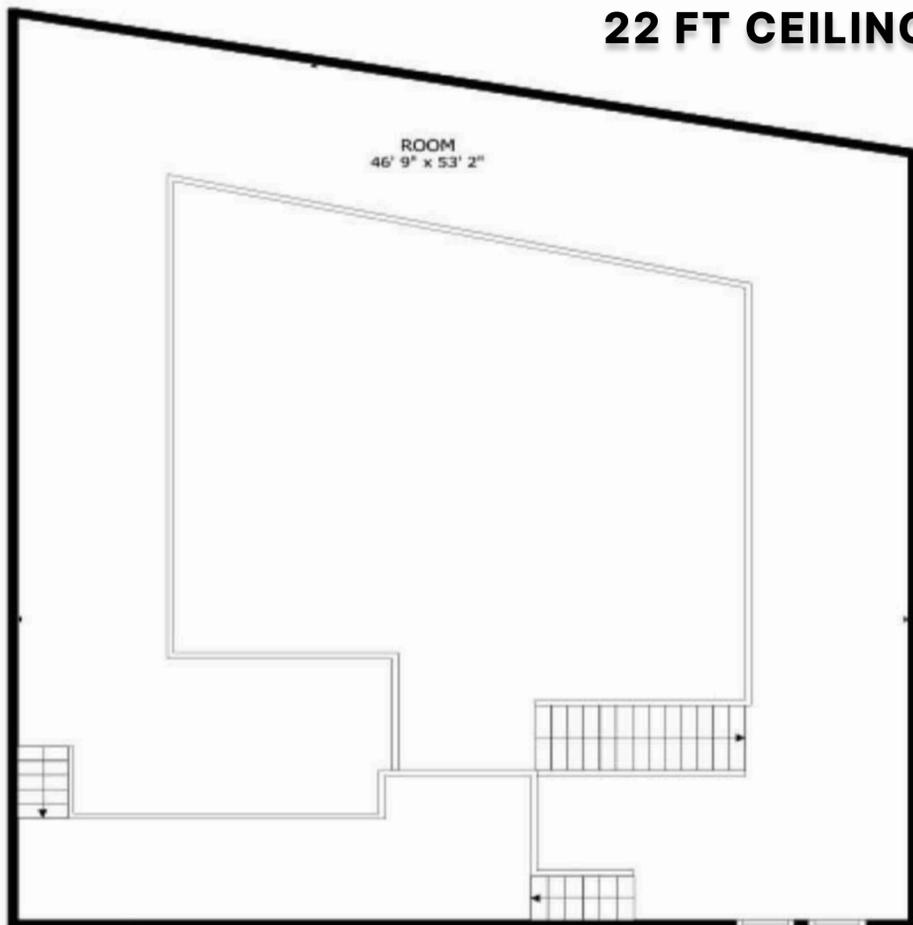




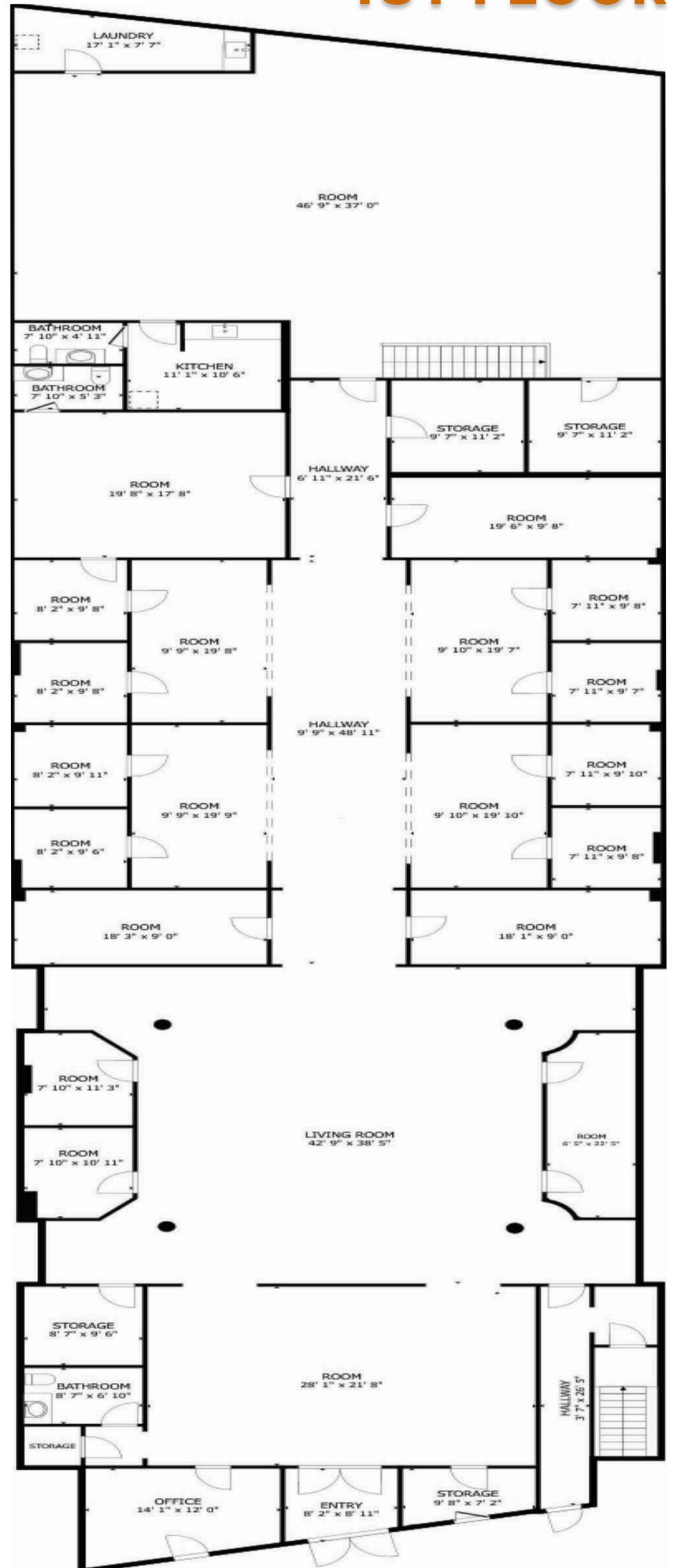
LOWER LEVEL



MEZZANINE 22 FT CEILING



1ST FLOOR



SHEEPSHEAD BAY RD

CERTIFICATE OF OCCUPANCY

THE CITY OF NEW YORK



DEPARTMENT OF BUILDINGS CERTIFICATE OF OCCUPANCY

BOROUGH BROOKLYN

DATE MAR 08 1996

NO. 244728

This certificate supersedes C.O. NO

ZONING DISTRICT C4-2

THIS CERTIFIES that the ~~new~~—altered—~~existing~~—~~existing~~—premises located at

Block 7462 Lot 59

1637-1641 Sheephead Bay Road

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
Cellar	06						Meter/Boiler Room
1st	120	100			6	C	Stores
2nd	40						Two (2) Family NO CHANGE

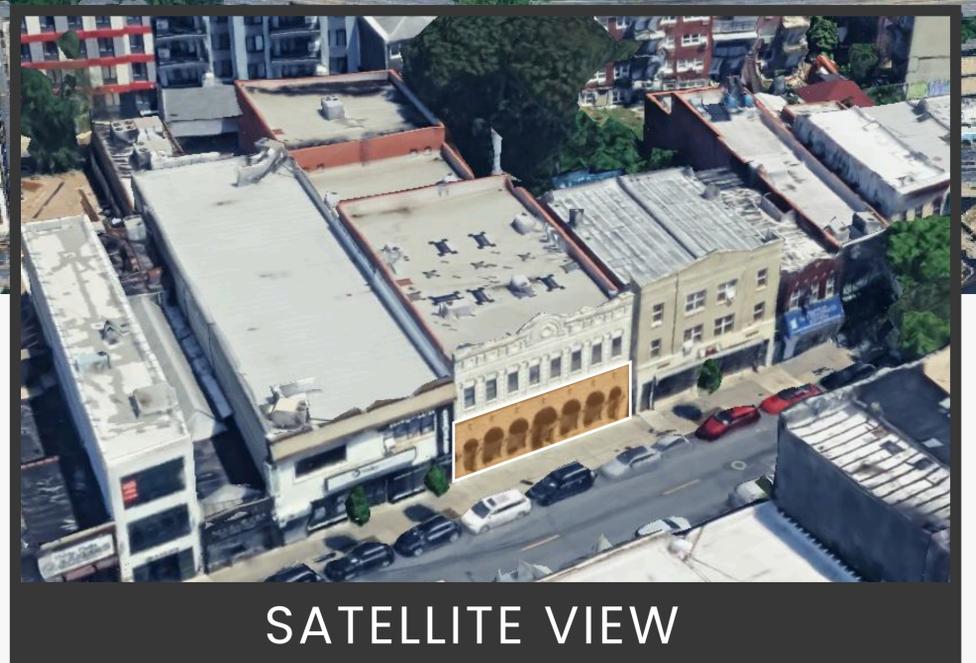
C.S.F. D.O.B. 03/10/03



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BROOKLYN, NY 11235

PROPERTY COMMENTS

- 50' FRONTAGE
- FULLY RENOVATED INTERIOR WITH BUILT OUT OFFICE
- PRIME SHEEPSHEAD BAY LOCATION
- HVAC SYSTEM
- HIGH TRAFFIC AREA
- SURROUNDED BY MAJOR BUSINESSES
- STEPS AWAY FROM PUBLIC TRANSPORTATION



NEIGHBOURING TENANTS & AMENITIES



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