



**8746 20TH AVE, BROOKLYN, NY 11214**



## PROPERTY DETAILS

### LOCATION INFO

BTW. 20TH AVE & BATH AVE

### NEIGHBORHOOD

BATH BEACH

### BLOCK & LOT

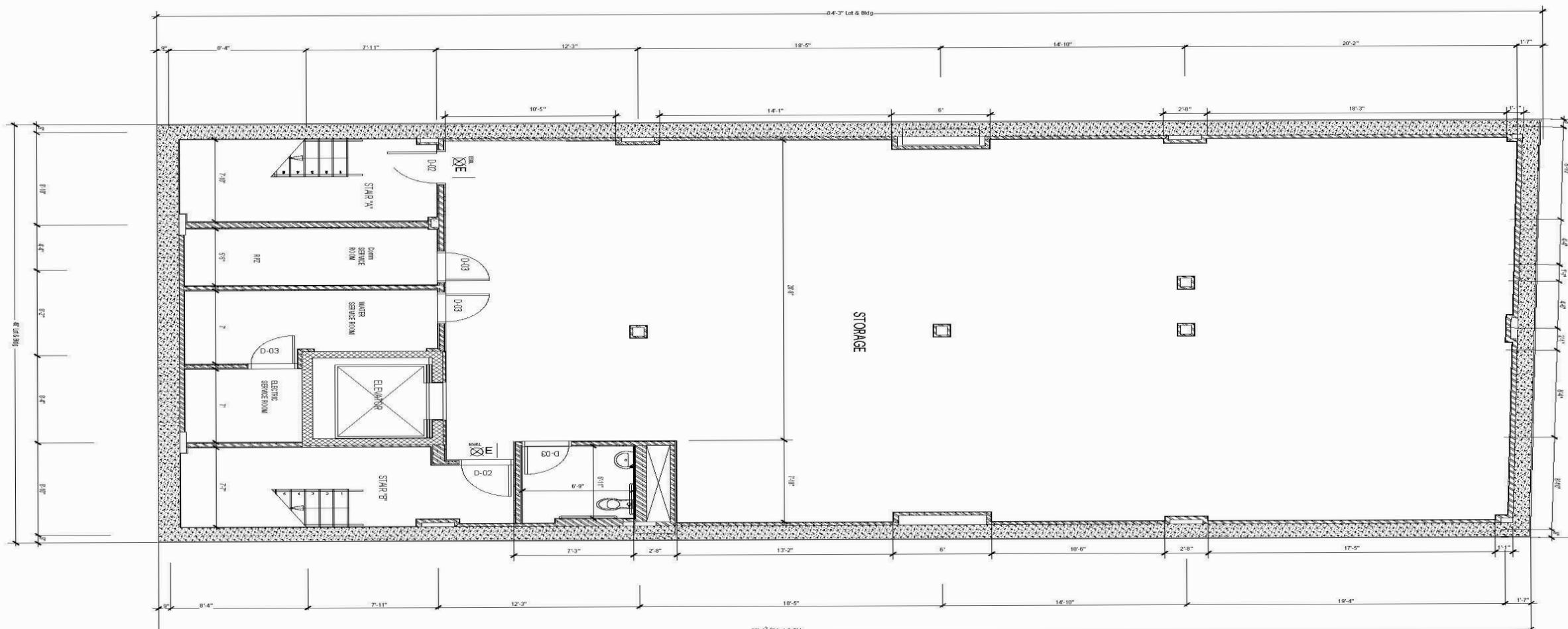
06408-0044

### ZONING

R5,C1-2

### SIZE

2,800 SF



### ASKING PRICE

**\$25 PSF**

MODIFIED GROSS LEASE

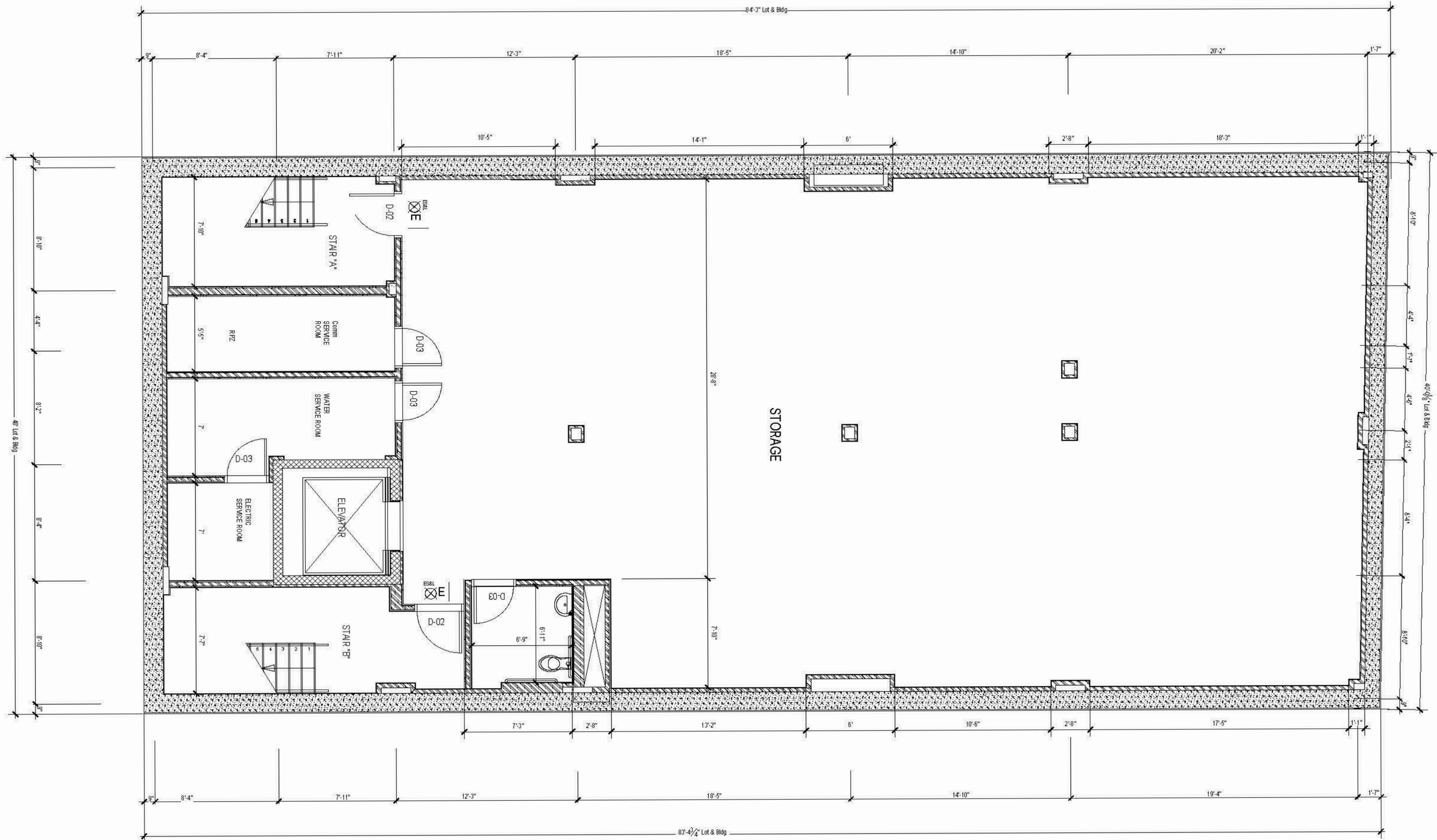
### CONTACT EXCLUSIVE BROKER

ARSEN ATBASHYAN

917-939-3760

ARSEN@COMMERCIALACQ.COM

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



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## *Certificate of Occupancy*

CO Number:

302215476F

### Permissible Use and Occupancy

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	20	100	E	6		BUSINESS OFFICE,MECH ROOM
SC1	22	OG	E	6		BUSINESS OFFICE,MECH ROOM,SPRINKLER ROOM
001	20	100	E	4		AMBULATORY DIAGNOSTIC OR TREATMENT HEALTH CARE FACILITY,MECH ROOM
002	20	100	E	4		AMBULATORY DIAGNOSTIC OR TREATMENT HEALTH CARE FACILITY,MECH ROOM
003	20	100	E	4		AMBULATORY DIAGNOSTIC OR TREATMENT HEALTH FACILITY,MECH ROOM
RO F		100	B-2	6		STAIR,ELEVATOR BULKHEAD,CONDENSING UNITS

ZONING LOT CERTIFICATION RECORDED WITH CITY REGISTER, THESE PREMISES HAVE BEEN DECLARED TO BE SUBJECT TO THE PROVISIONS OF SECTION 12-10 ZONING RESOLUTION AS TO ZONING LOT OWNERSHIP AS FILED WITH THE CITY REGISTERS OFFICE EXHIBIT 1 CRFN#2017000428038 EXHIBIT III CRFN#2017000428039. RECREATION ACTIVITIES ON ROOF PROHIBITED.

END OF SECTION

Borough Commissioner

Commissioner

END OF DOCUMENT

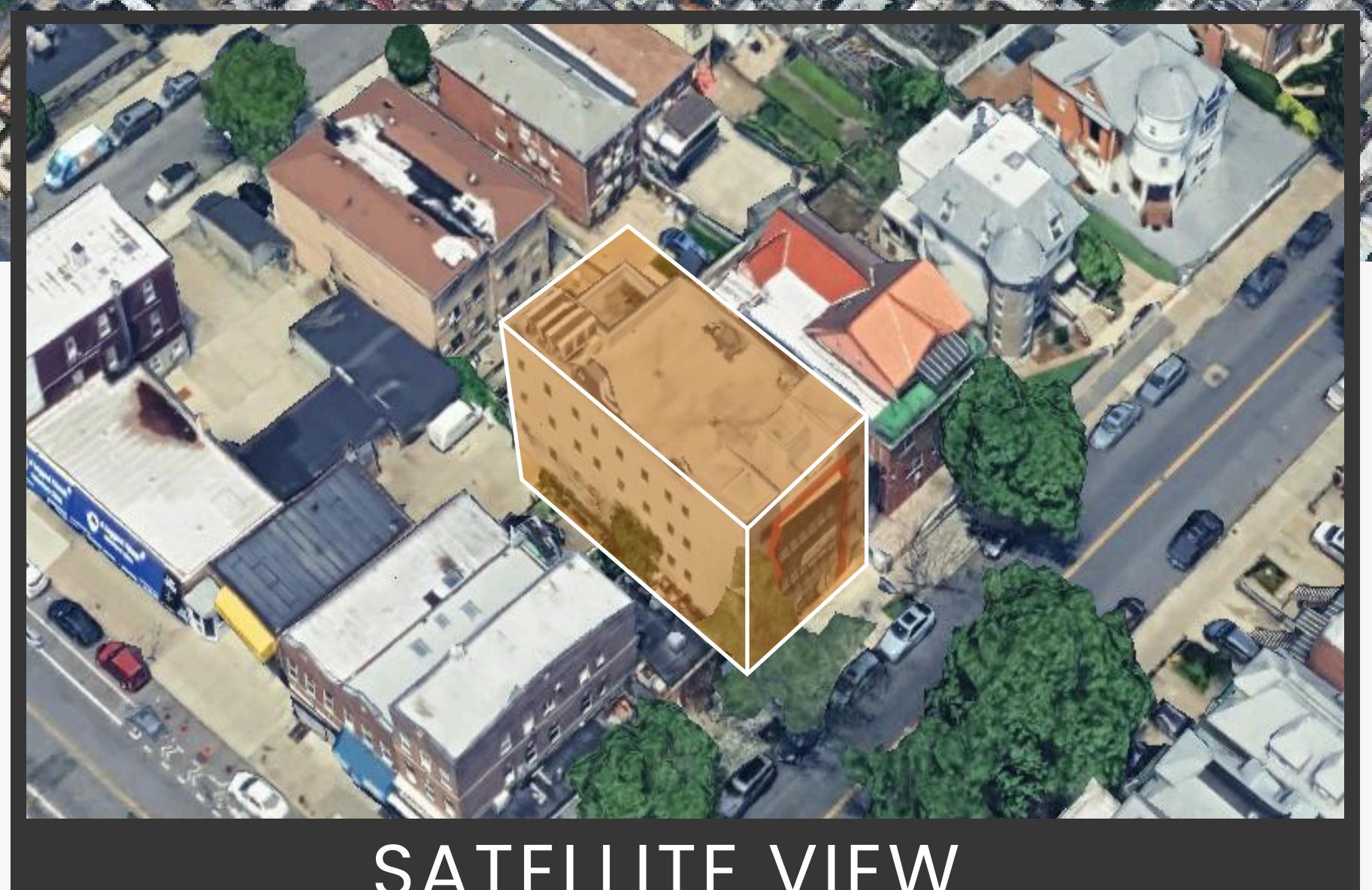
302215476/000 3/6/2018 10:37:32 AM



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NY 11214

## PROPERTY COMMENTS

- 40' FRONTAGE
- GREAT SIGNAGE OPPORTUNITY
- PRIME BATH BEACH LOCATION
- ELEVATOR BUILDING
- CENTRAL A/C
- NEWLY BUILT OFFICE BUILDING IN 2018
- SURROUNDED BY MAJOR BUSINESSES
- CLOSE TO PUBLIC TRANSPORTATION



SATELLITE VIEW

## NEIGHBOURING TENANTS & AMENITIES



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