

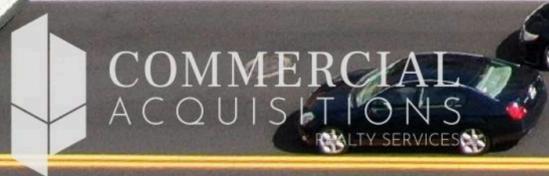
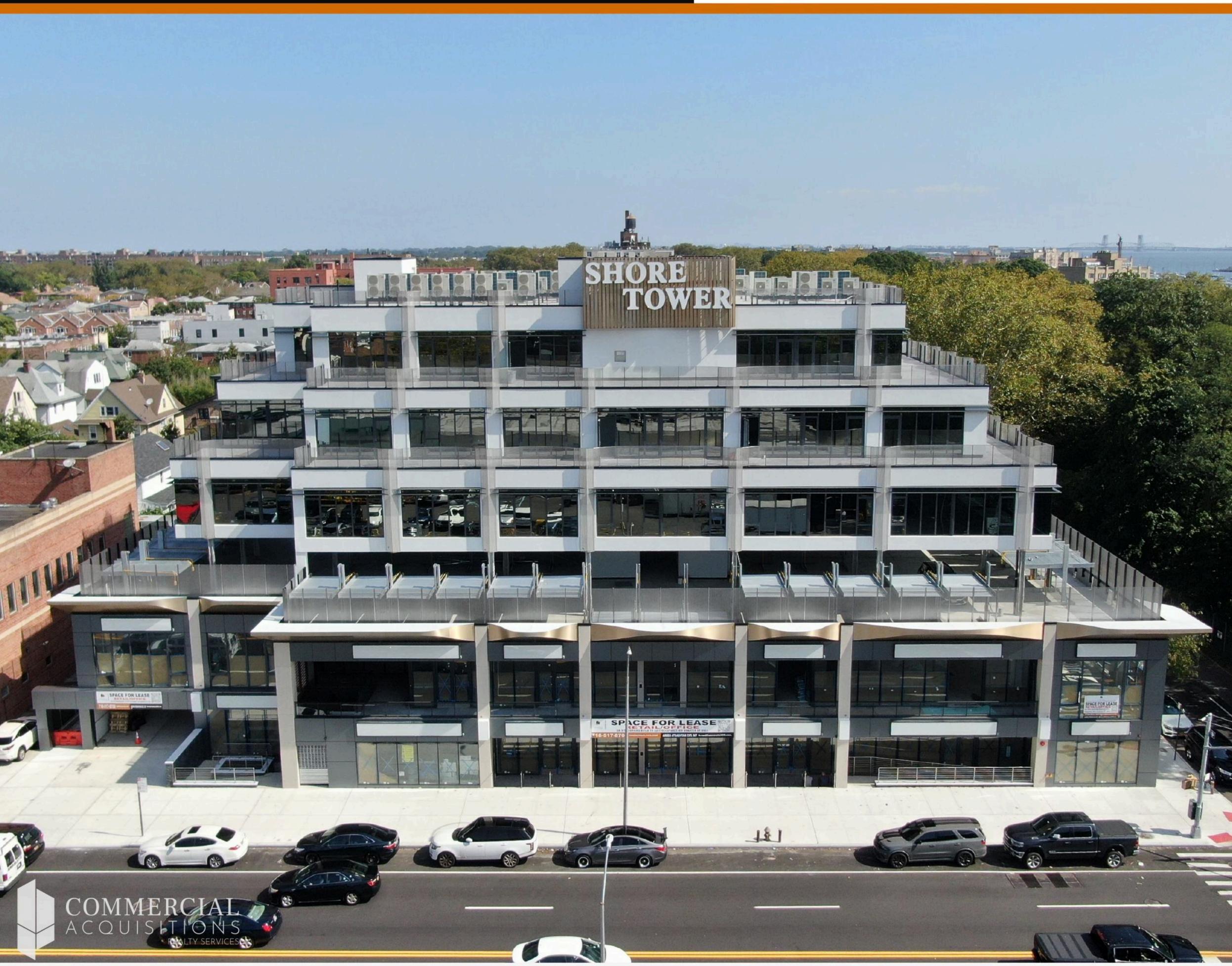
# RETAIL SPACE FOR LEASE

## 3121 OCEAN AVENUE

### BROOKLYN, NY 11235



COMMERCIAL  
ACQUISITIONS  
REALTY SERVICES



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

# PROPERTY DETAILS

## LOCATION INFO

BTW SHORE PKWY & VOORHIES AVE

## AVAILABLE SIZE

RETAIL: 2,650 - 5,850 SF

## BASE RENT

MODIFIED GROSS

RETAIL FIRST FLOOR: \$55 PSF

## NEIGHBORHOOD

SHEEPSHEAD BAY

## BLOCK & LOT

08776-0072

## STORIES

6

## COMMENTS

- NEW CLASS A ELEVATOR BUILDING
- HANDICAPPED ACCESSIBILITY
- HEAVY FOOT AND CAR TRAFFIC
- 15 YEAR TAX ABATED
- ACCESS TO BELT PARKWAY
- ON-SITE PARKING AVAILABLE
- BUILT TO SUIT AVAILABLE

## TRANSPORTATION

B4

B49

BM3

B

Q

## NEIGHBORHOOD TENANTS

-NETCOST

-CHASE BANK

-STARBUCKS

-CAPITAL ONE

-CVS PHARMACY



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

# 3121 OCEAN AVENUE

SHORE  
TOWER

## 3121 OCEAN AVENUE LOWER LEVEL FLOOR PLAN

CF-01  
2,700 SF

LEASED

B-02  
3,200 SF

AVAILABLE

B-03  
2,000 SF

LEASED

B-04  
2,650 SF

AVAILABLE

B-05  
2,150 SF

LEASED

B-06  
1,900 SF

LEASED

MAIN ENTRANCE

SHORE PKWY

AVAILABLE: 2,650 - 5,850 SF

OCEAN AVENUE

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

# 3121 OCEAN AVENUE

BLENDING USE CLASS A BUILDING SITUATED BY THE OCEANFRONT OF SHEEPSHEAD BAY



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

# 3121 OCEAN AVENUE



## CONTACT EXCLUSIVE BROKER



**ARSEN ATBASHYAN**

**CELL: 917.939.3760**

**ARSEN@COMMERCIALACQ.COM**

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

**© 2500 CONEY ISLAND AVENUE, 2ND FLOOR, BROOKLYN, NY 11223 ☎ 917.939.3760 ✉ ARSEN@COMMERCIALACQ.COM 🌐 COMMERCIALACQ.COM**

COMMERCIAL ACQUISITIONS INC. HAS MADE EVERY EFFORT TO OBTAIN THE INFORMATION REGARDING THESE LISTINGS FROM SOURCES DEEMED RELIABLE. HOWEVER, WE CANNOT WARRANT THE COMPLETE ACCURACY THEREOF SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE. WE RECOMMEND TO THE BUYER THAT ANY INFORMATION, WHICH IS OF SPECIAL INTEREST, SHOULD BE OBTAINED THROUGH INDEPENDENT VERIFICATION. ALL MEASUREMENTS MAY BE APPROXIMATE.