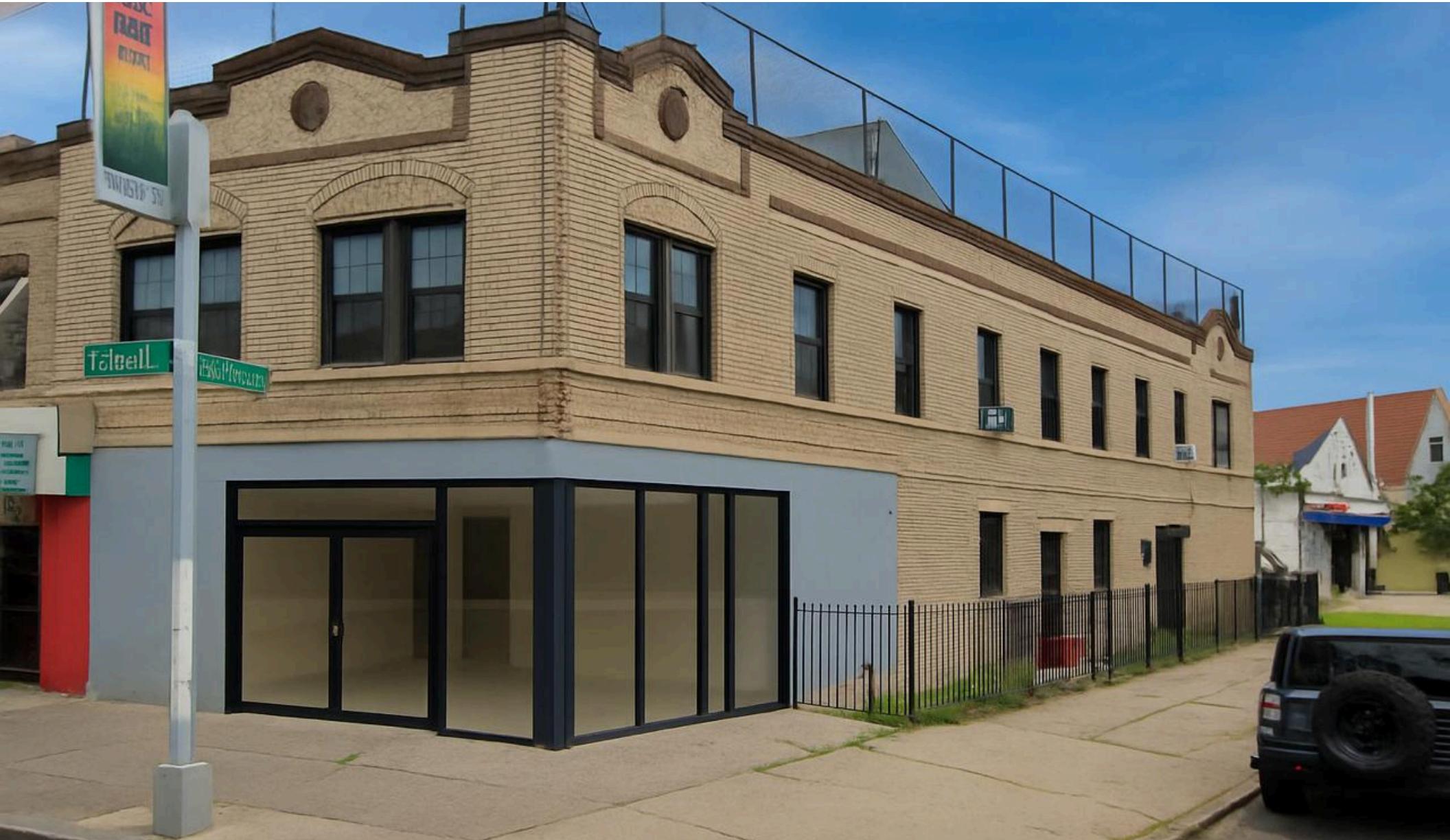


FLATBUSH, BROOKLYN NY

# 1159 FLATBUSH AVENUE



# SPACE DETAILS

## LOCATION

Corner of Flatbush Avenue and Vanderveer PI

## SPACE

Basement: 2,400 SF

Ground Floor: 2,400 SF

Second Floor: 2,400 SF

## FRONTAGE

50 Feet Wraparound Frontage

## CEILING HEIGHT

10 Feet

## POSSESSION

Immediate

## ASKING RENT

Upon Request

## CONTACTS

### MEYER DAGMY

718-249-3613

m@modcre.com

2774 CONEY ISLAND AVE, BROOKLYN, NY 11235

## NEIGHBORS

Tex's Chicken & Burgers, SuperFresh Flatbush, Rancho Dominicano, District8, La Cabaña Rodríguez, Guac Time Mexican Grill, Taco Bell Cantina, Gap Factory, Diamond Braces, Rainbow Shops, Dunkin', Burlington

## TRANSPORTATION

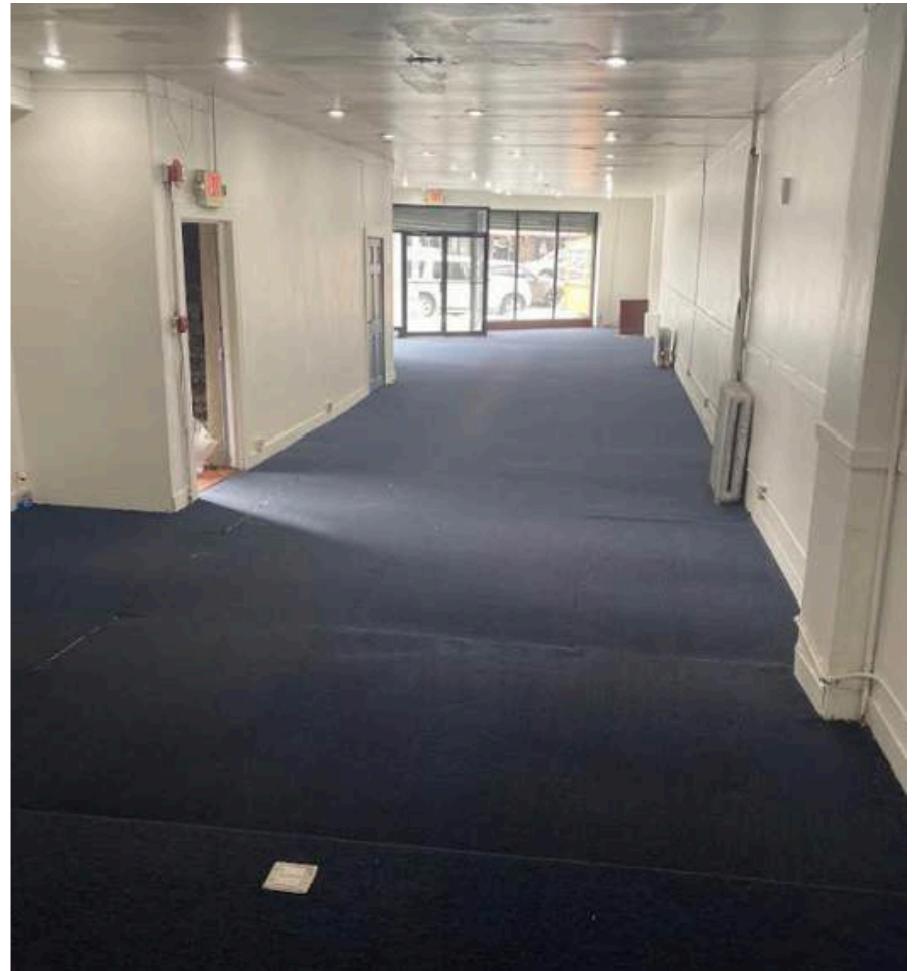


## COMMENTS

- Corner Space with exposure on Flatbush Ave & Vanderveer PI
- Previously a preschool, the property has a Certificate of occupancy for school with a capacity for 90 children.
- Finished rooftop available for outdoor space
- Heavy Foot Traffic
- All Uses Considered



# INTERIOR IMAGES



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### EDDIE MAMIYE

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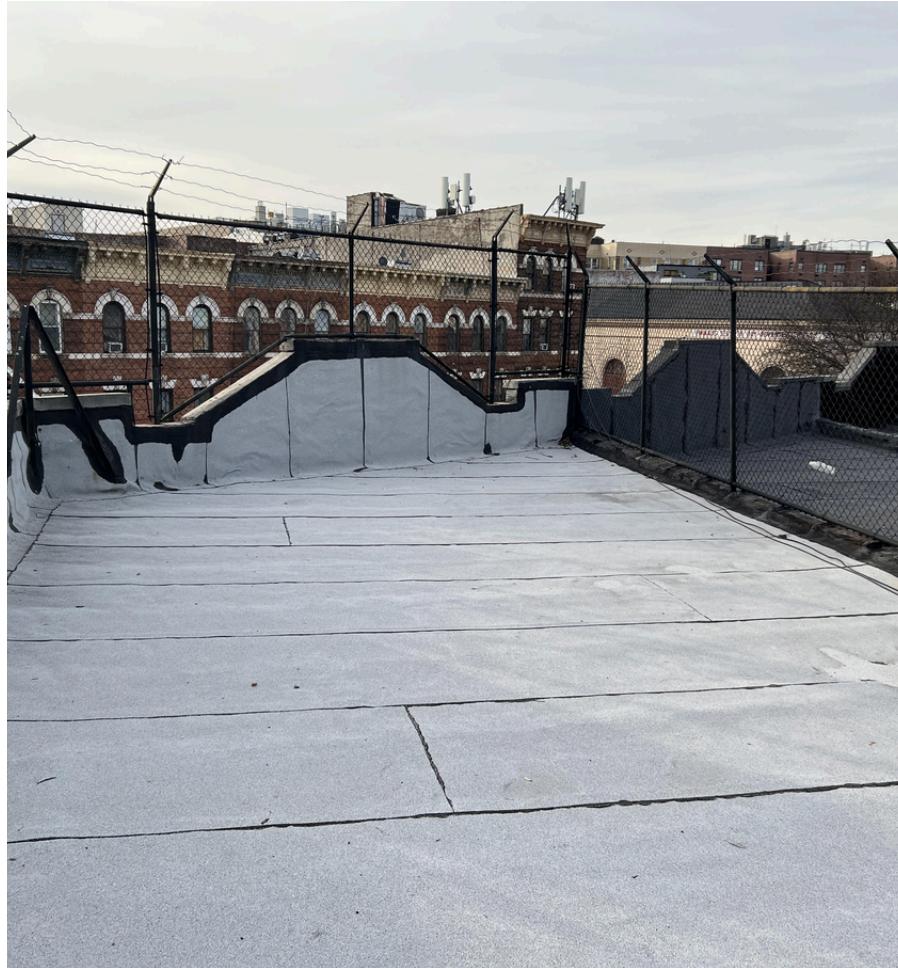
### MIKE SUTTON

917-588-1000

[mike@modcre.com](mailto:mike@modcre.com)



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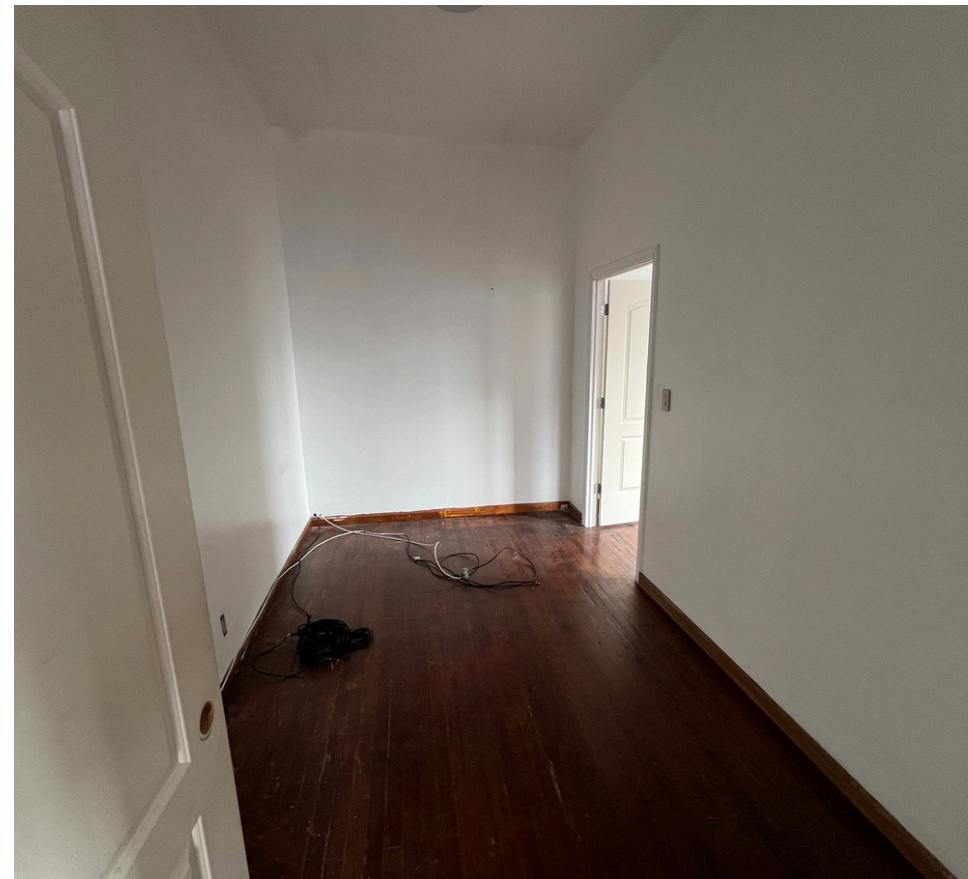
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# CERTIFICATE OF OCCUPANCY



## Certificate of Occupancy

Page 1 of 2  
CO Number: 320329113F

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	Block Number: 05187	Certificate Type: Final
Address: 1159 FLATBUSH AVE	Lot Number(s): 1	Effective Date: 02/02/2015
Building Identification Number (BIN): 3119600		
Building Type: Altered		
This building is subject to this Building Code: Prior to 1968 Code		
For zoning lot metes & bounds, please see BISWeb.		
B. Construction classification: 3-A (2008 Code)		
Building Occupancy Group classification: E (2008 Code)		
Multiple Dwelling Law Classification: None		
No. of stories: 2	Height in feet: 24	No. of dwelling units: 0
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		



## Certificate of Occupancy

Page 2 of 2

CO Number: 320329113F

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 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	S-2		3		ACCESSORY USE
001	001	45	100	E	3	SCHOOL (DAY CARE CENTER) AND ACCESSORY OFFICE 45 3 YEAR OLD CHILDREN TO 6 YRS OLD CHILDREN 4 TEACHERS
002	002	45	100	E	3	SCHOOL (DAY CARE SCHOOL) 45 3YEARS OLD TO 6YRS OLD CHILDREN 6 TEACHERS
TOTAL: SCHOOL (DAY CARE CENTER) 90 CHILDREN (3 TO 6 YEARS OLD). FIRE DEPARTMENT APPROVAL LETTER DATED DECEMBER 10TH, 1981 (INTERIOR FIRE ALARM).						
END OF SECTION						

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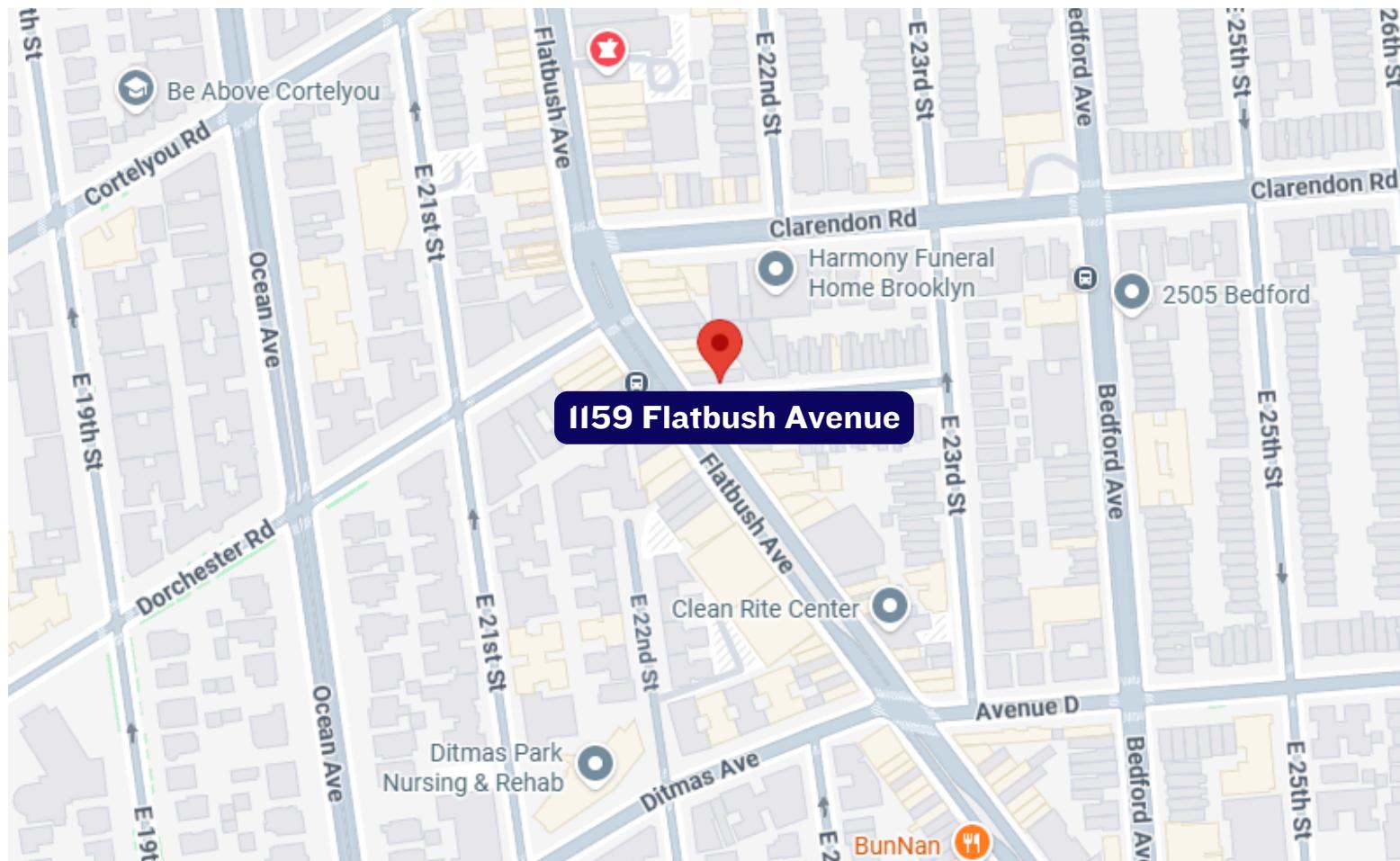
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# AREA MAP



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