

FLATBUSH, BROOKLYN NY

1159 FLATBUSH AVENUE

MOD



SPACE DETAILS

LOCATION

Corner of Flatbush Avenue and Vanderveer Pl

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

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 Pl
- 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

CONTACTS

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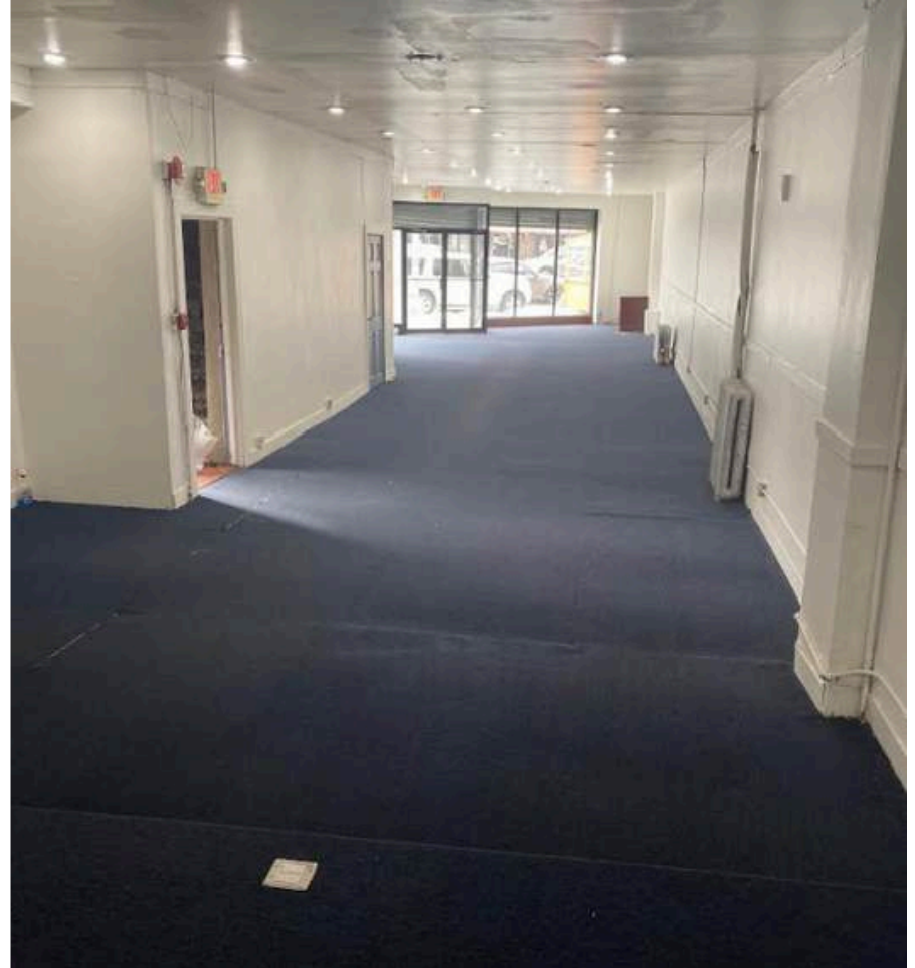
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2774 CONEY ISLAND AVE, BROOKLYN, NY 11235



INTERIOR IMAGES



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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		

Borough Commissioner

Commissioner

DOCUMENT CONTINUES ON NEXT PAGE



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						

Borough Commissioner

Commissioner

END OF DOCUMENT

320329113/000 2/2/2015 10:39:57 AM

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AREA MAP



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