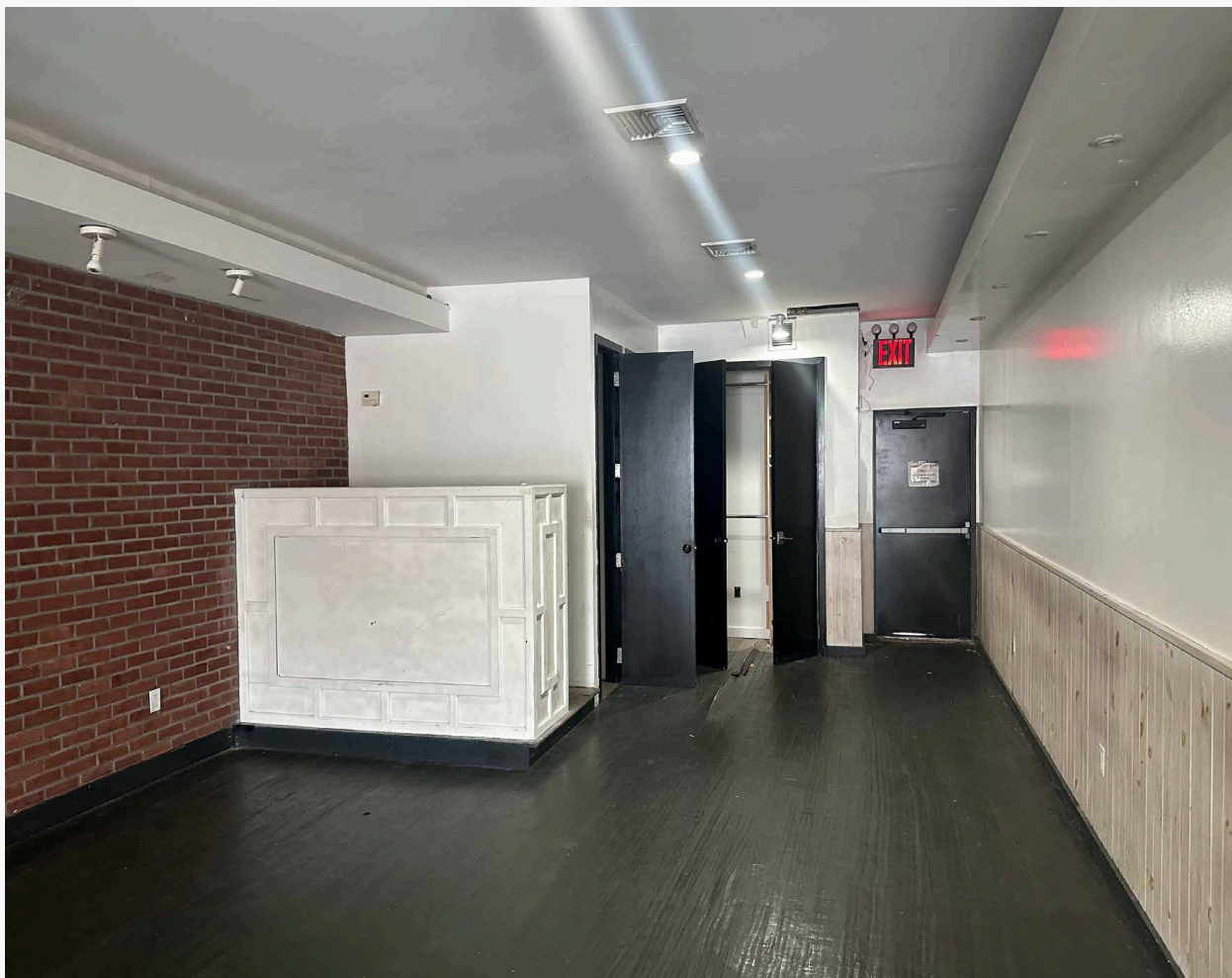


# COMMERCIAL BUILDING FOR SALE



**2172 FLATBUSH AVE, BROOKLYN, NY 11234**



## PROPERTY DETAILS

### LOCATION INFO

FLATBUSH AVE BTW. AVE R  
& QUENTIN RD

### NEIGHBORHOOD

MARINE PARK

### BLOCK & LOT

07889-0162

### ZONING

R3-2, C2-2

### PROPERTY TAX

\$18,335

### SIZE

LOT - 1,750 SF

(17.5 FT X 100 FT)

BUILDING - 3,570 SF

(17.5 FT X 68 FT)

## ASKING PRICE

**\$1,499,000.00**

## CONTACT EXCLUSIVE BROKER

ARSEN ATBASHYAN

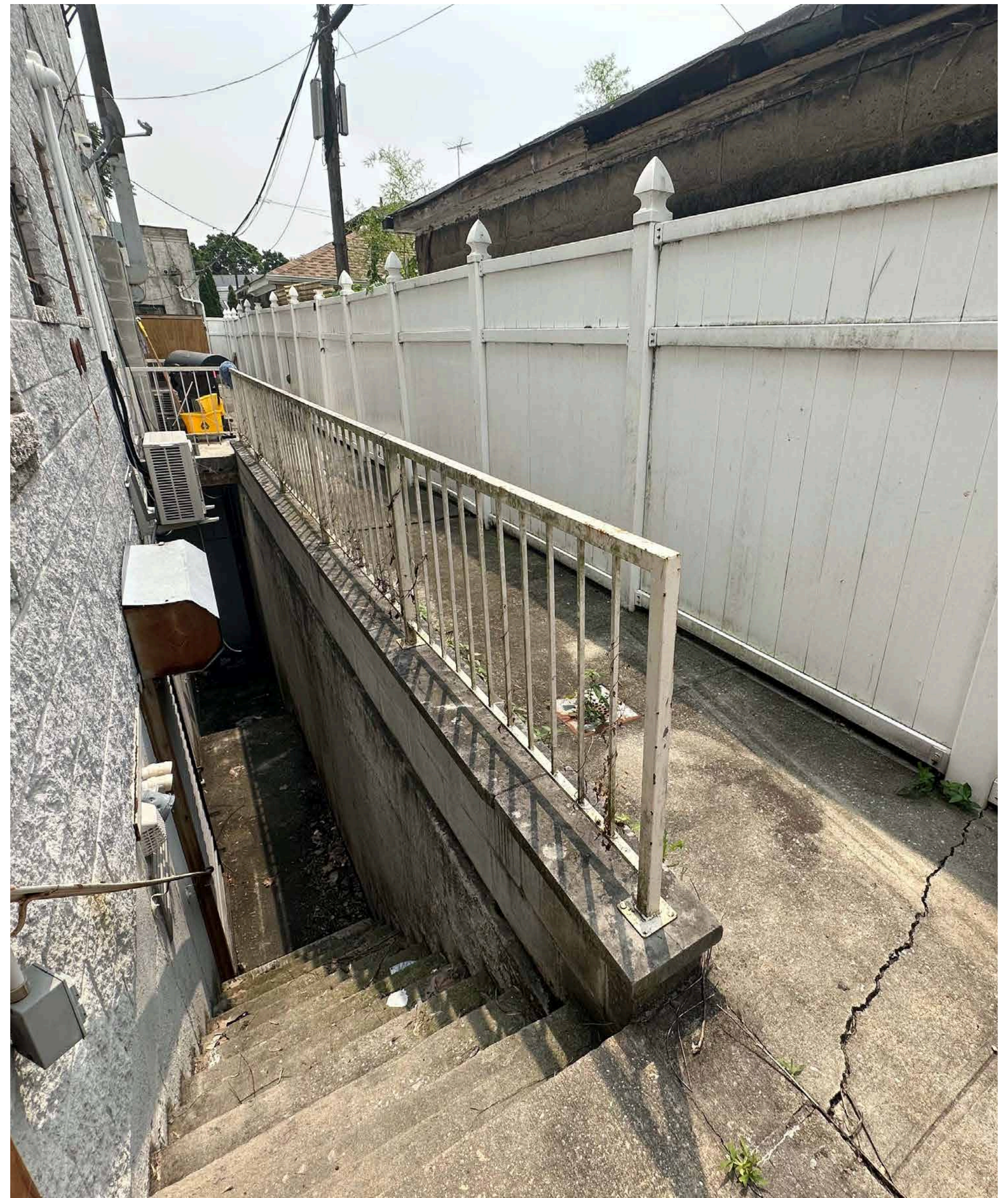
917-939-3760

ARSEN@COMMERCIALACQ.COM

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

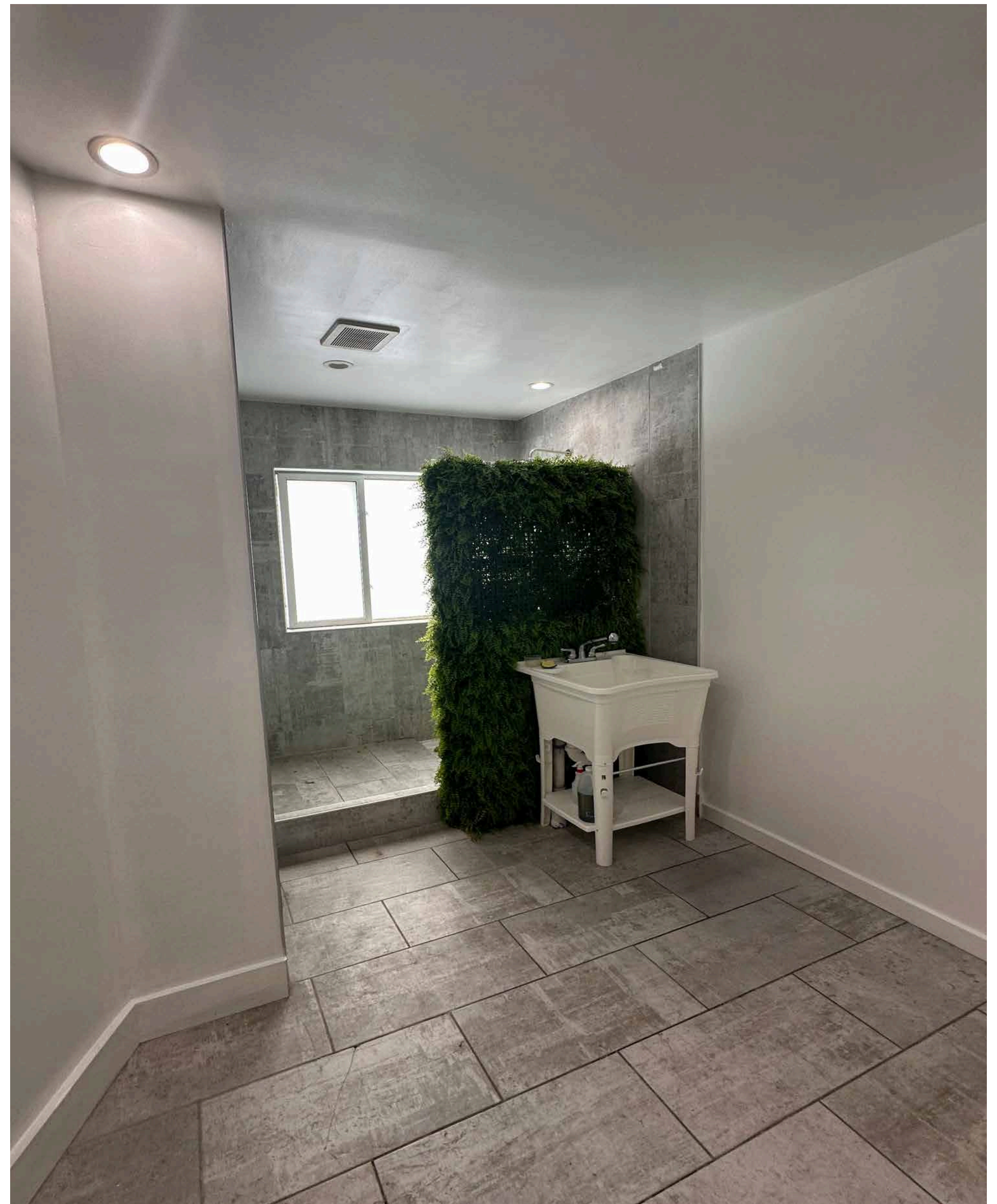
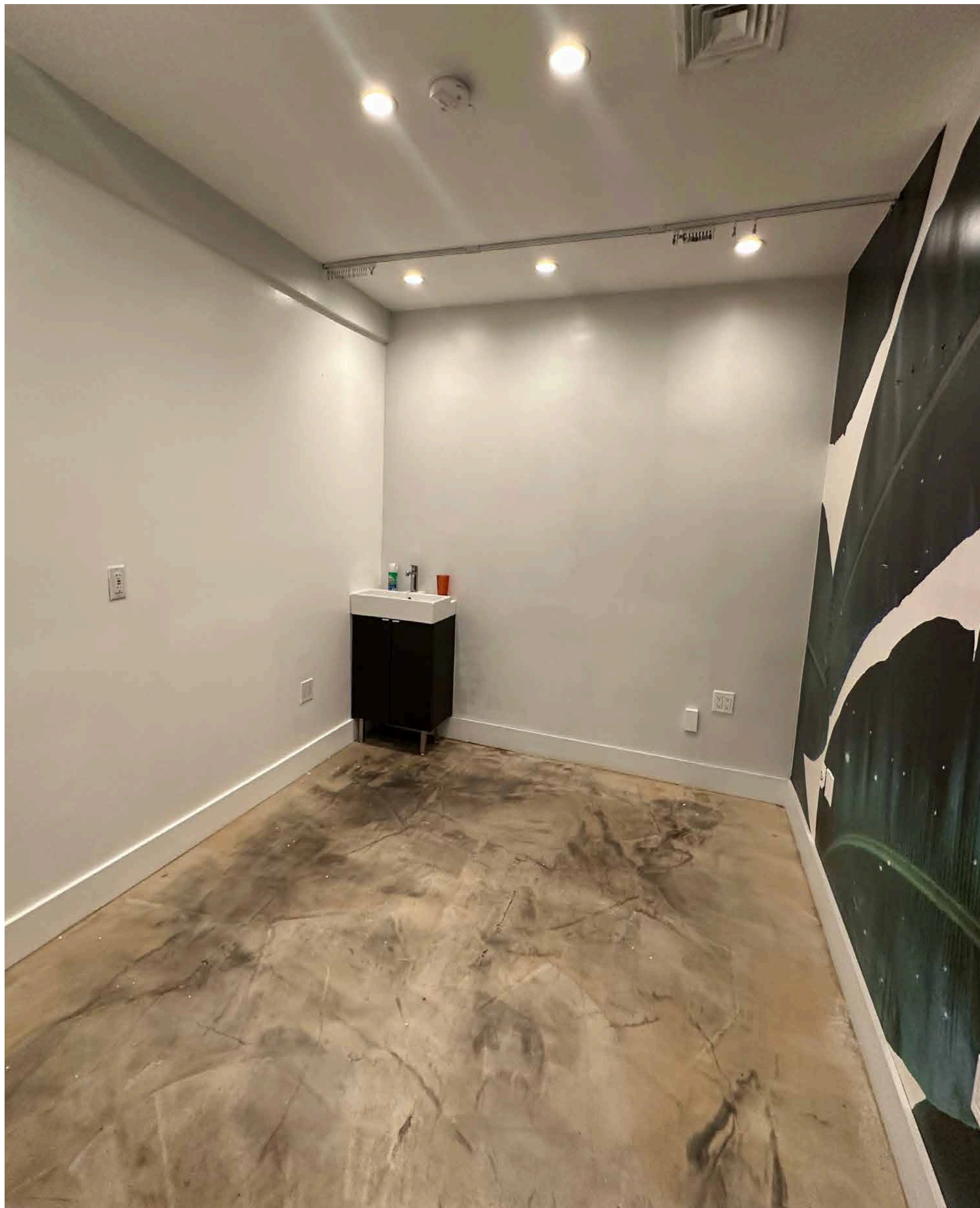


# PROPERTY PHOTOS (1ST FLOOR)



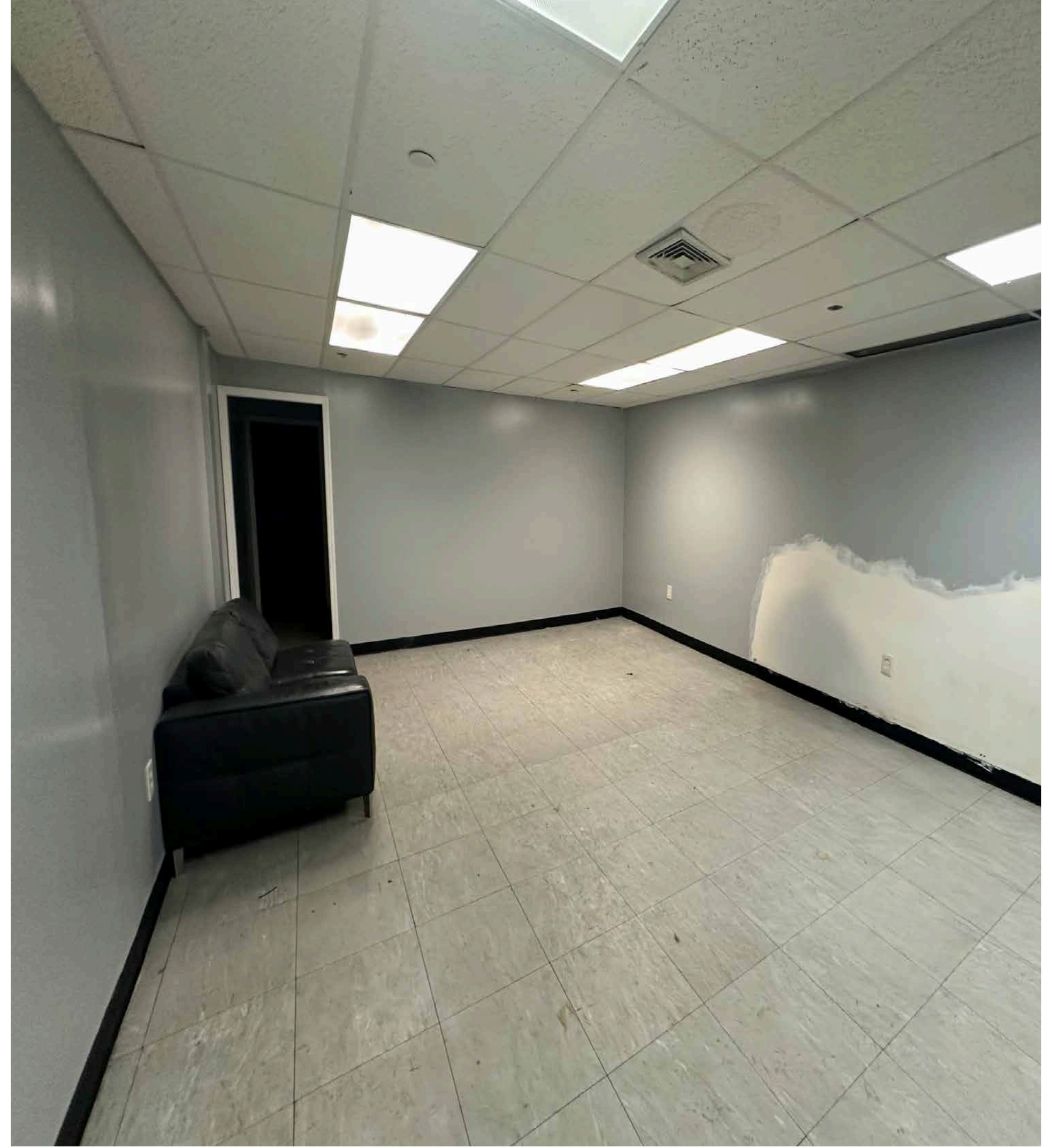


# PROPERTY PHOTOS (2ND FLOOR)

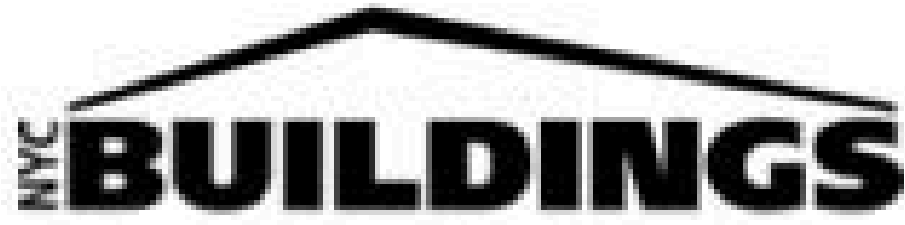




# PROPERTY PHOTOS (BASEMENT)







## Certificate of Occupancy

**CO Number: 301952554F**

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.*

<b>A.</b>	<b>Borough:</b> Brooklyn	<b>Block Number:</b> 07889	<b>Certificate Type:</b> Final
	<b>Address:</b> 2172 FLATBUSH AVENUE	<b>Lot Number(s):</b> 162	<b>Effective Date:</b> 03/14/2007
	<b>Building Identification Number (BIN):</b> 3814837	<b>Building Type:</b> New	

*For zoning lot metes & bounds, please see BISWeb.*

<b>B.</b>	<b>Construction classification:</b> 1-C	<b>Number of stories:</b> 2
	<b>Building Occupancy Group classification:</b> E	<b>Height in feet:</b> 25
	<b>Multiple Dwelling Law Classification:</b> None	<b>Number of dwelling units:</b> 0

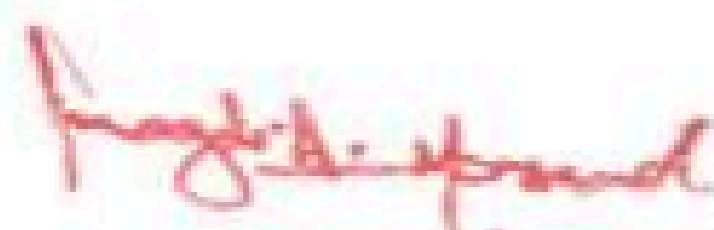
<b>C.</b>	<b>Fire Protection Equipment:</b> Sprinkler system
-----------	---

<b>D.</b>	<b>Type and number of open spaces:</b> Parking spaces (1), Parking (300 square feet)
-----------	---

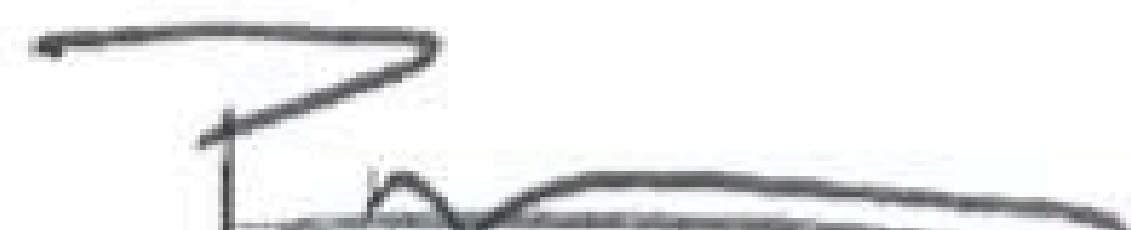
<b>E.</b>	<b>This Certificate is issued with the following legal limitations:</b> Other Restriction: TENTATIVE LOT # 162
-----------	---

### Permissible Use and Occupancy

Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code habitable rooms	Building Code occupancy group	Zoning dwelling or rooming units	Zoning use group	Description of use
CEL	5	OG		B-2		6	ACCESSORY USE STORAGE
OSP		OG		C		6	1-CAR OPEN ACCESSORY PARKING SPACE
001	34	100		C		6	RETAIL STORE
002	16	100		E		6	OFFICE
END OF SECTION							



Borough Commissioner



Commissioner

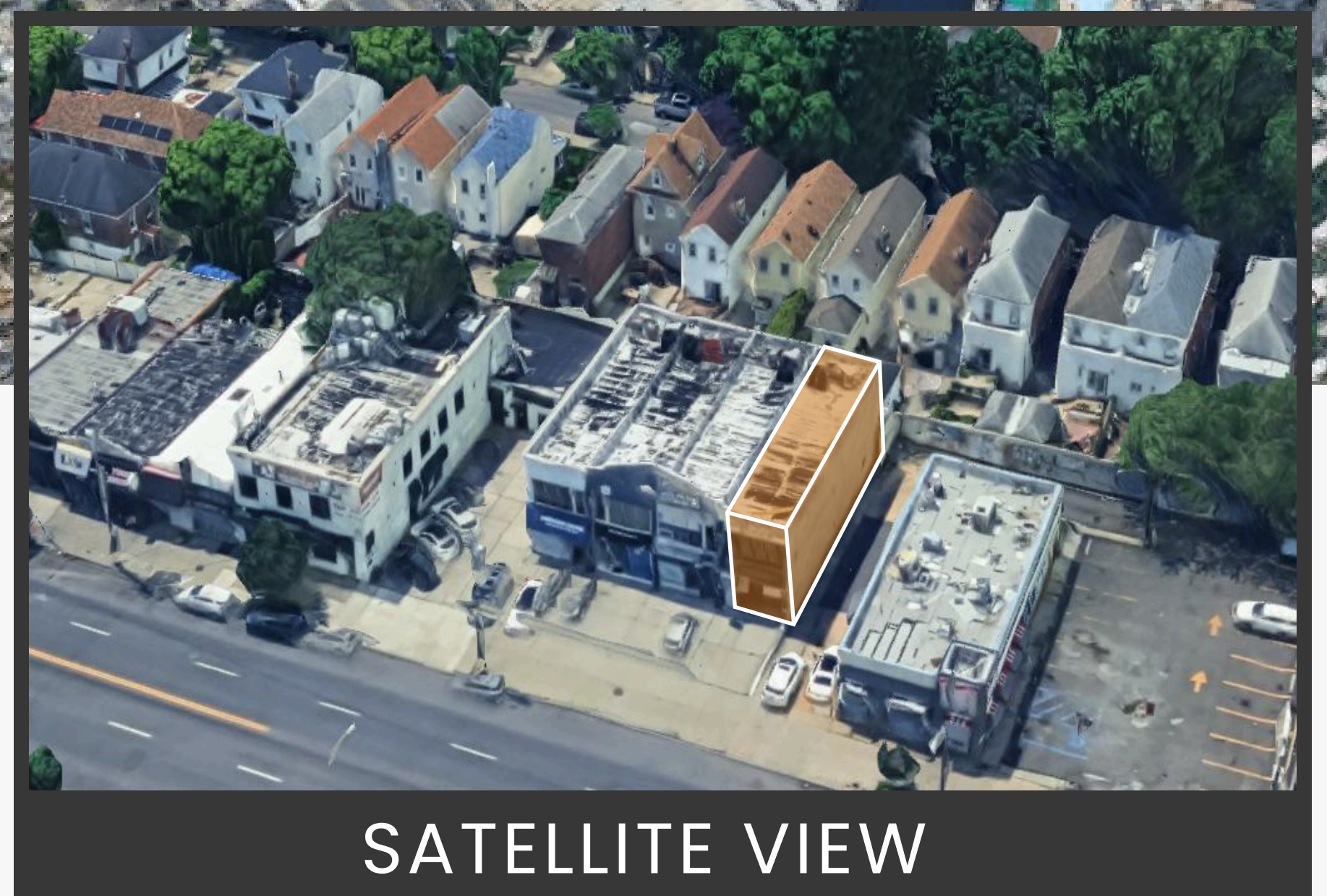




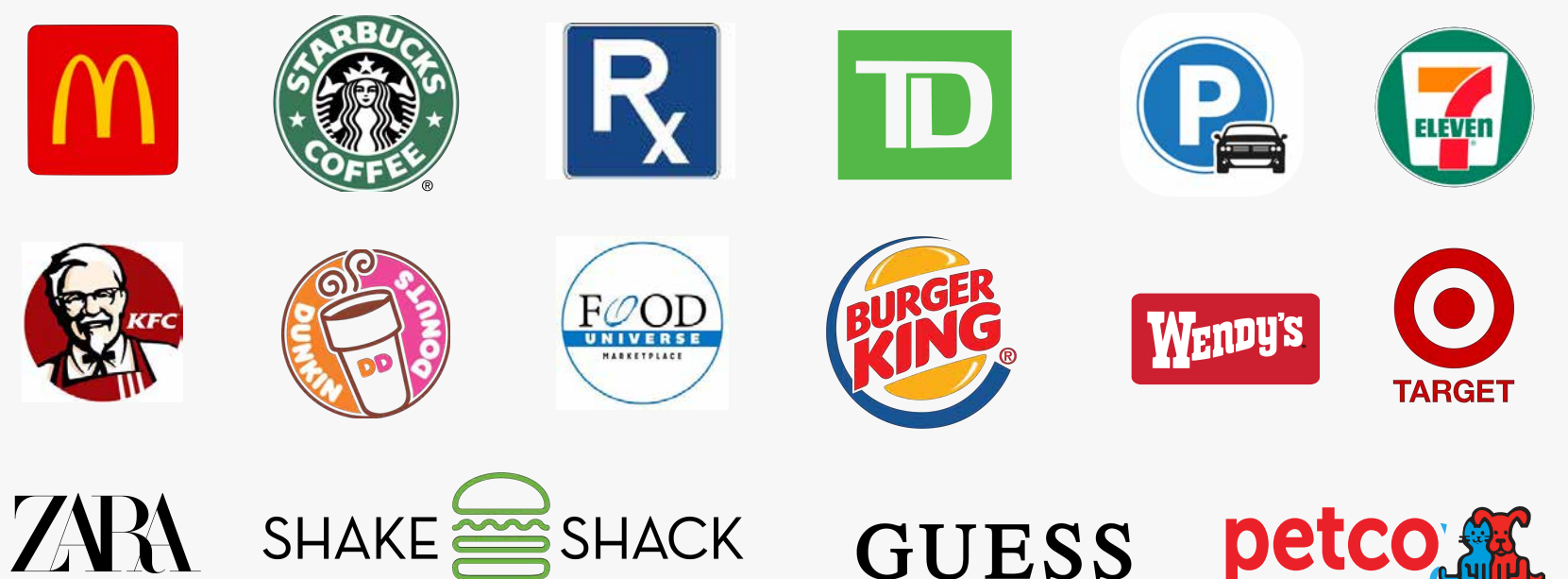
2172 FLATBUSH AVE,  
BROOKLYN, NY 11234

## PROPERTY COMMENTS

- 17.5' FRONTAGE
- 2 STORY BUILDING + FINISHED LL
- GREAT SIGNAGE OPPORTUNITY
- 2 PARKING SPOTS IN FRONT
- LOCATED IN A HIGH-TRAFFIC AREA
- SURROUNDED BY MAJOR BUSINESSES
- NEXT TO KINGS PLAZA



### NEIGHBOURING TENANTS & AMENITIES



### CONTACT EXCLUSIVE BROKER

**ARSEN ATBASHYAN**  
917-939-3760  
[ARSEN@COMMERCIALACQ.COM](mailto:ARSEN@COMMERCIALACQ.COM)

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

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.