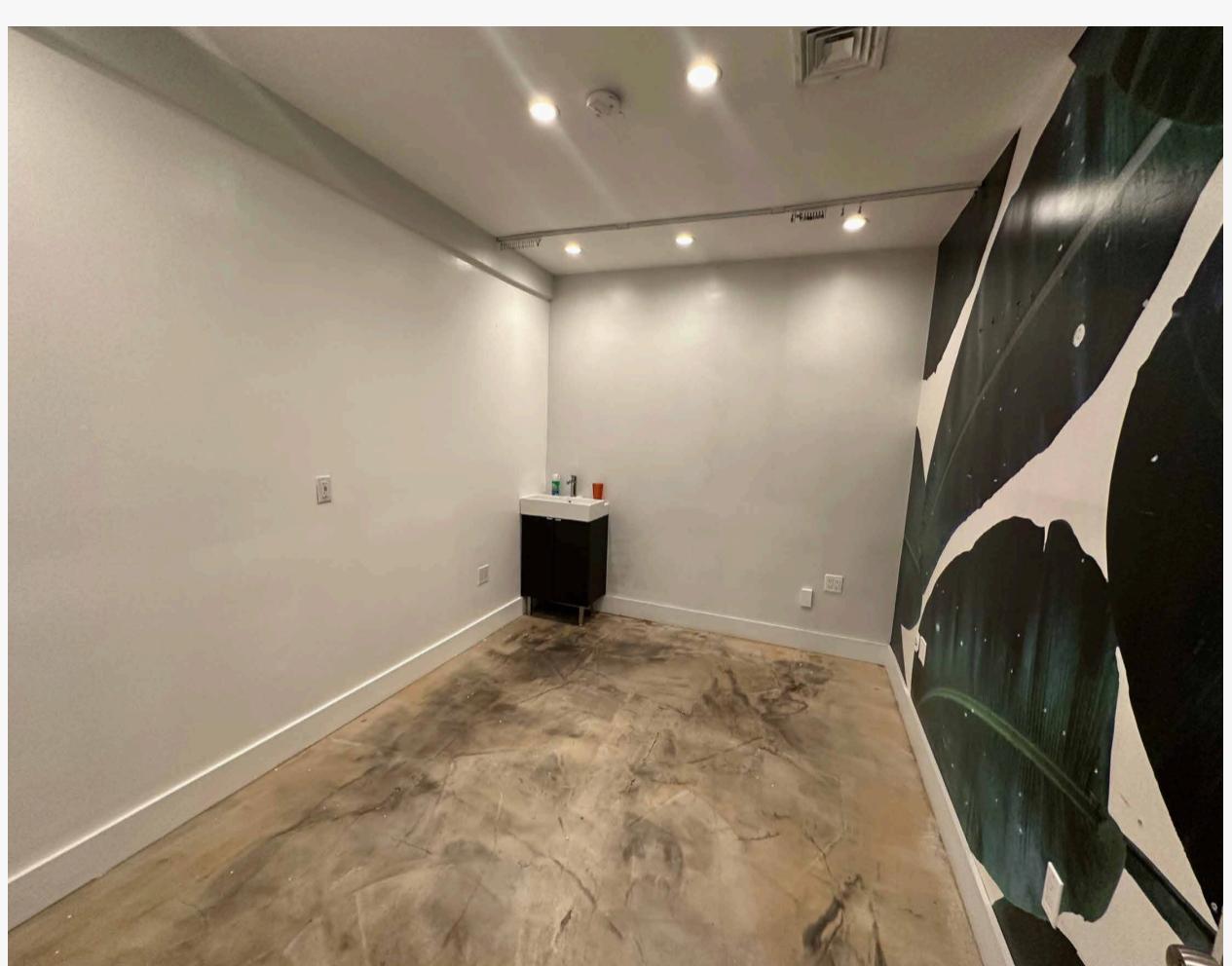
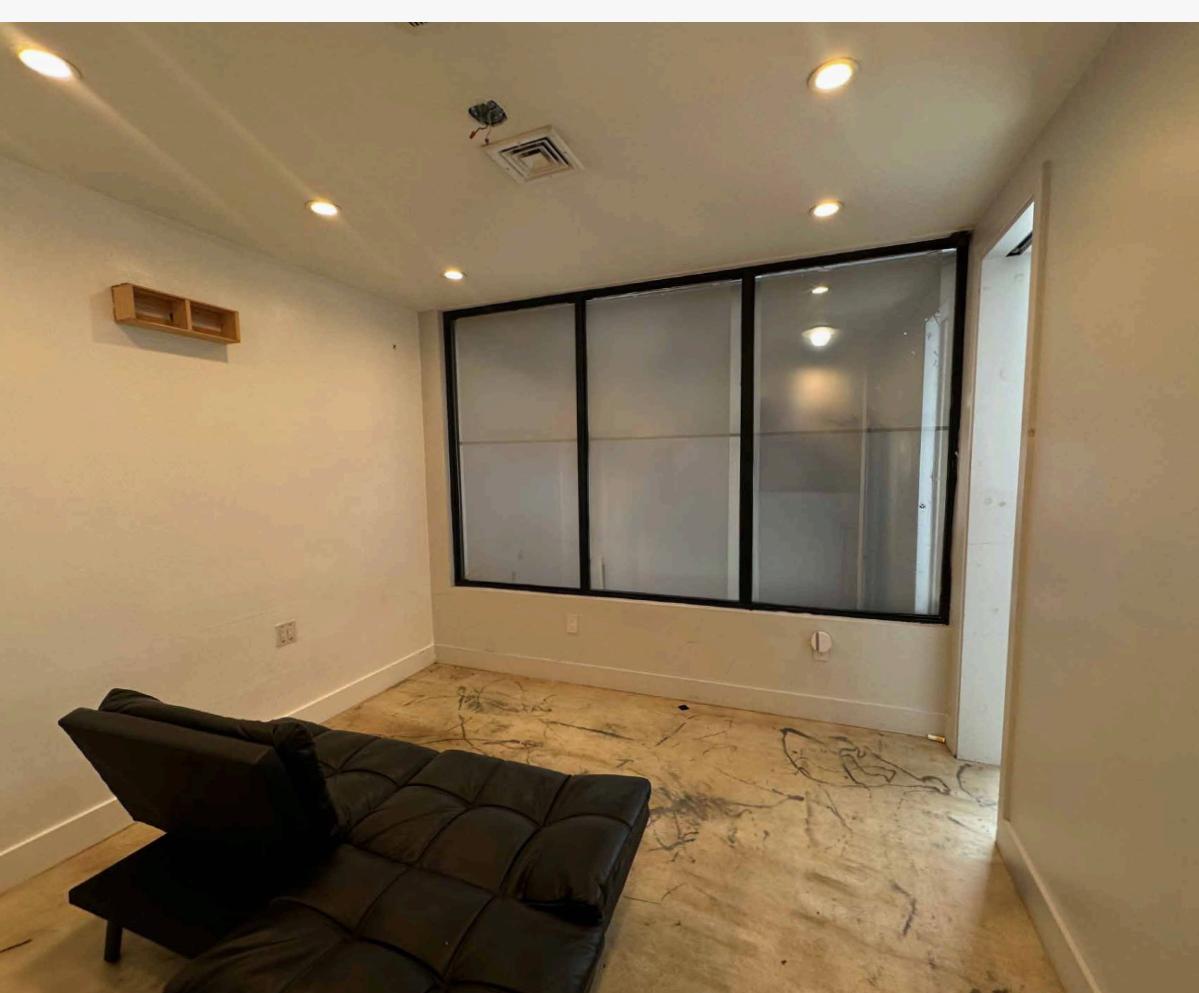
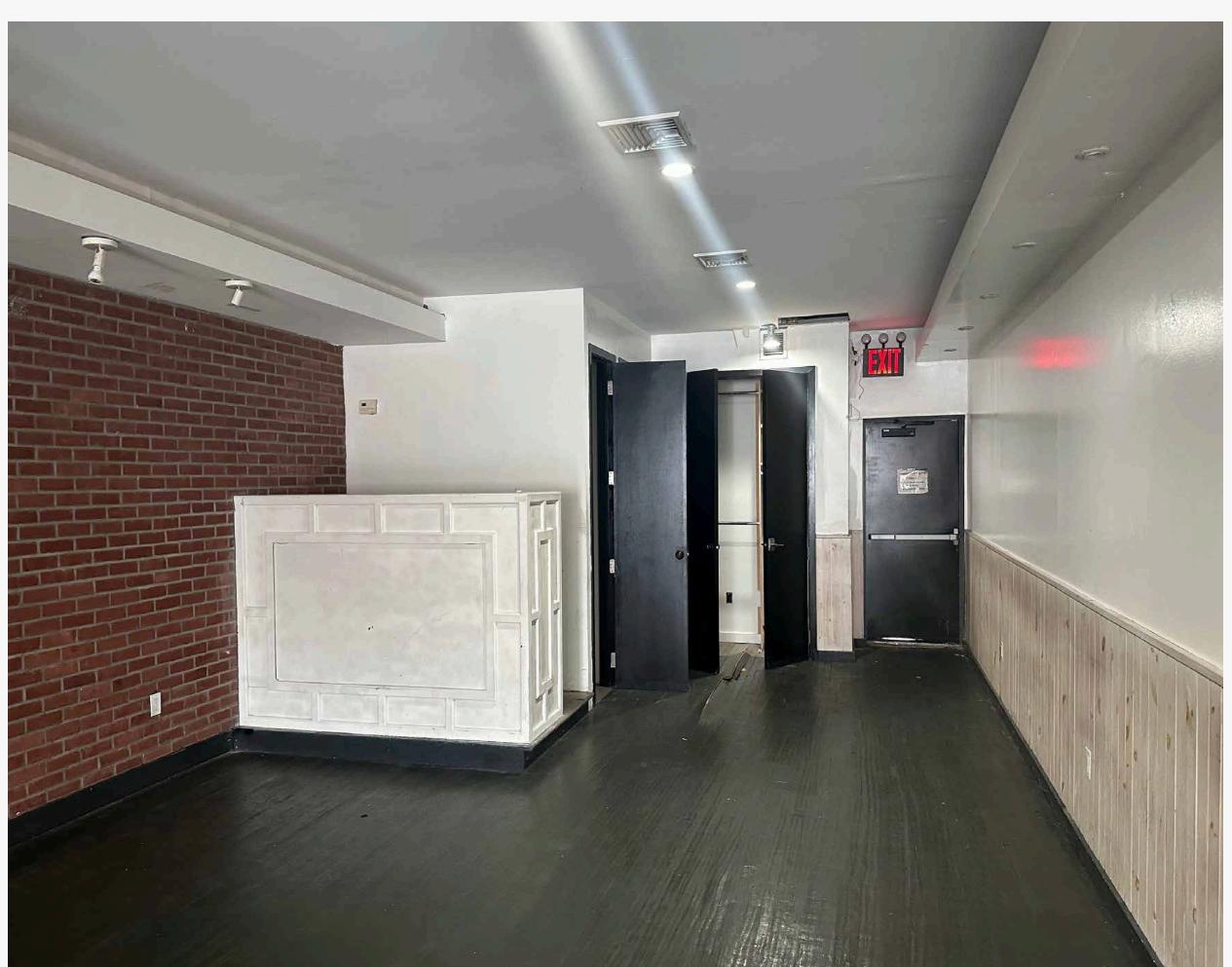


COMMERCIAL BUILDING FOR SALE



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

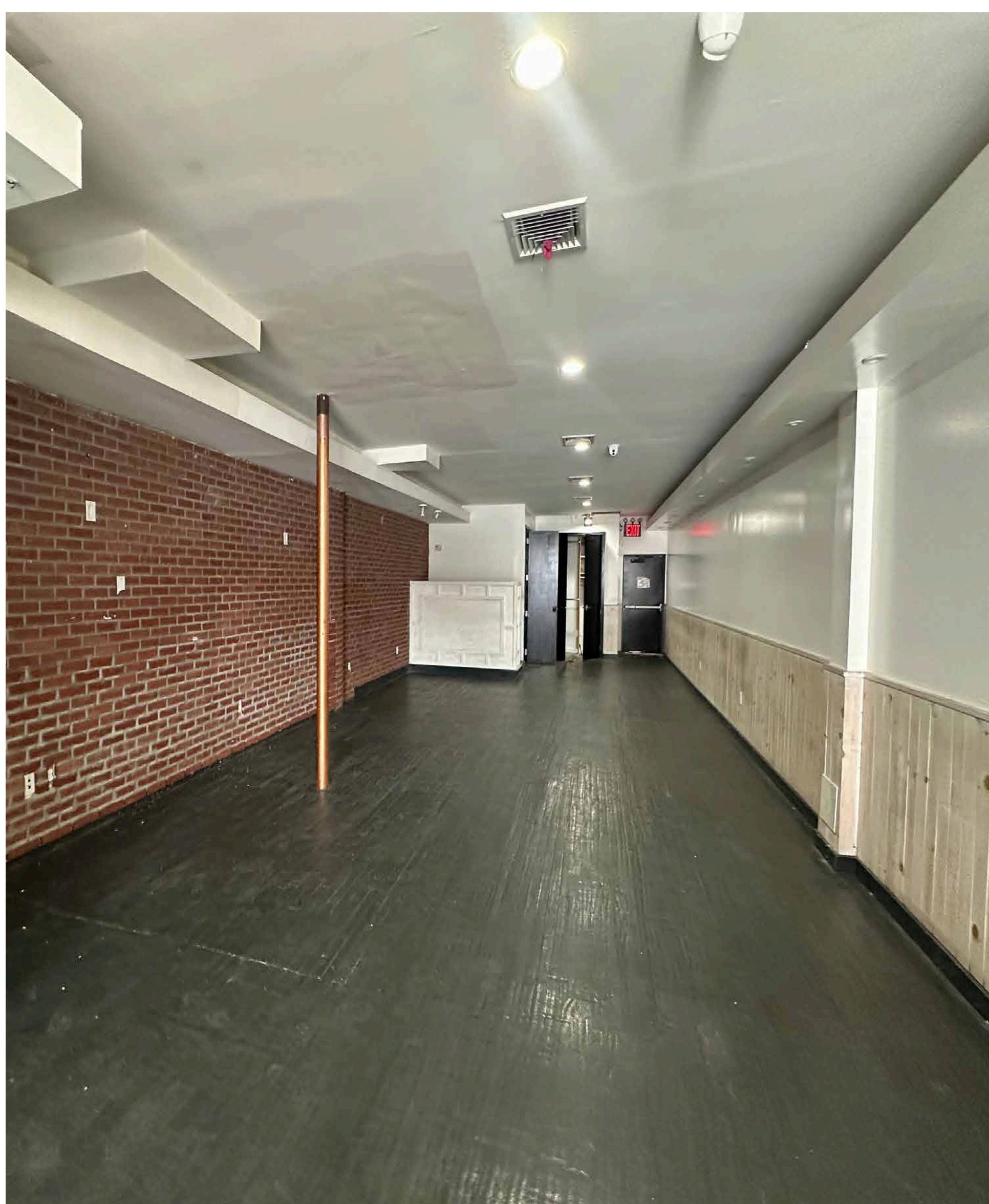
CONTACT EXCLUSIVE BROKER

ARSEN ATBASHYAN

917-939-3760

ARSEN@COMMERCIALACQ.COM

PROPERTY PHOTOS (1ST FLOOR)



PROPERTY PHOTOS (2ND FLOOR)



PROPERTY PHOTOS (BASEMENT)





Certificate of Occupancy

Page 1 of 2

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.*

A.	Borough: Brooklyn Address: 2172 FLATBUSH AVENUE Building Identification Number (BIN): 3814837	Block Number: 07889 Lot Number(s): 162 Building Type: New	Certificate Type: Final Effective Date: 03/14/2007
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For zoning lot metes & bounds, please see BISWeb.

B.	Construction classification: 1-C Building Occupancy Group classification: E Multiple Dwelling Law Classification: None	Number of stories: 2 Height in feet: 25 Number of dwelling units: 0
C.	Fire Protection Equipment: Sprinkler system	
D.	Type and number of open spaces: Parking spaces (1), Parking (300 square feet)	
E.	This Certificate is issued with the following legal limitations: 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

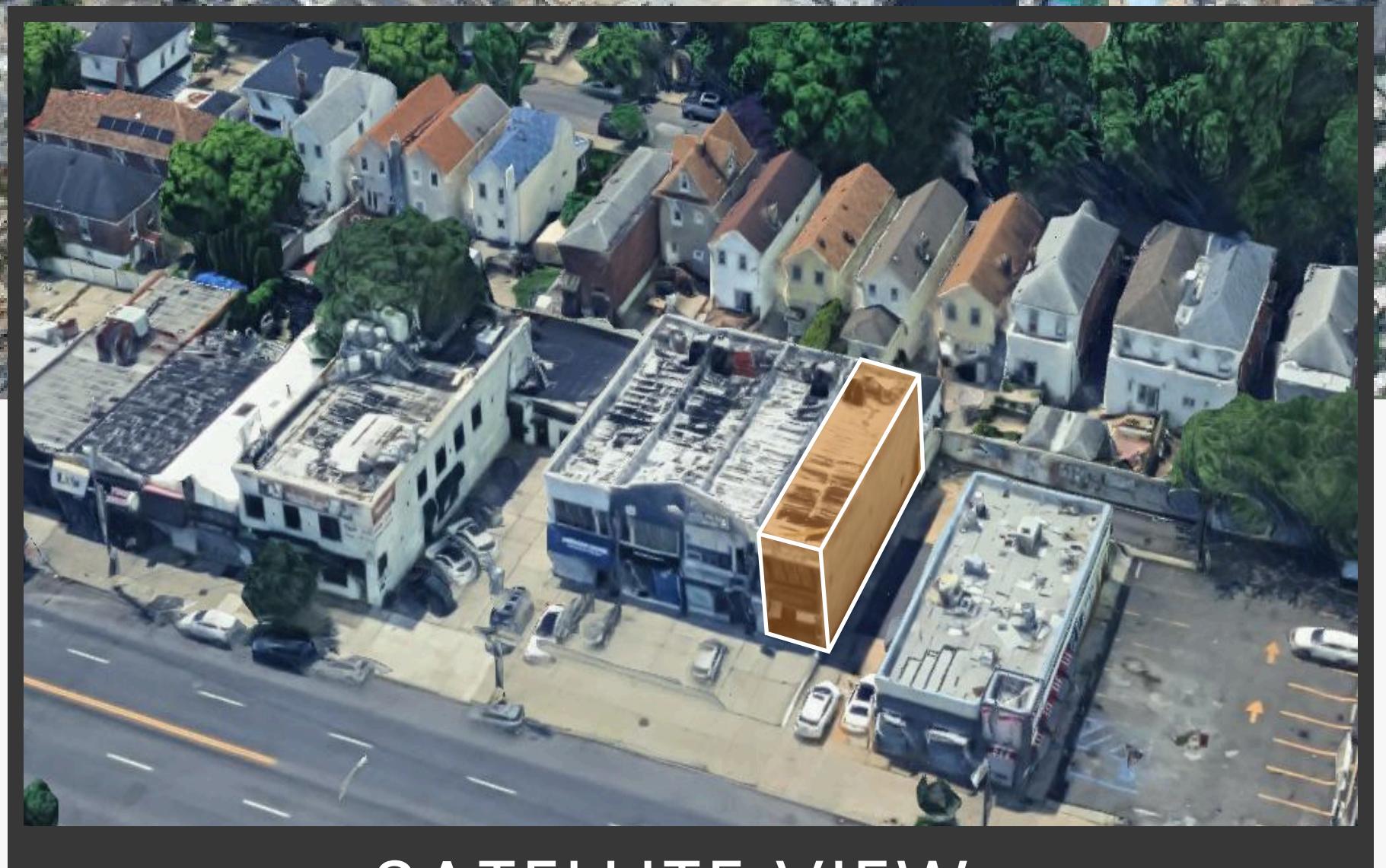
Commissioner



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



SATELLITE VIEW

NEIGHBOURING TENANTS & AMENITIES



CONTACT EXCLUSIVE BROKER

ARSEN ATBASHYAN
917-939-3760
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.