

RETAIL CONDO FOR LEASE

2570 EAST 17 STREET

BROOKLYN, NY 11235



COMMERCIAL
ACQUISITIONS
REALTY SERVICES



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SPACE DETAILS

LOCATION INFO

Between Ave Y & Ave Z

SIZE

3,000 SF

ZONING

R4, C8-1, C4-2

PRICE \$55 PSF

NEIGHBORHOOD

Sheepshead Bay

BLOCK & LOT

07437-7503

COMMENTS

- 1st fl Retail condo for lease
- 55 Foot Frontage
- Available January 2023

TRANSPORTATION

B4

B36

B49

B

Q



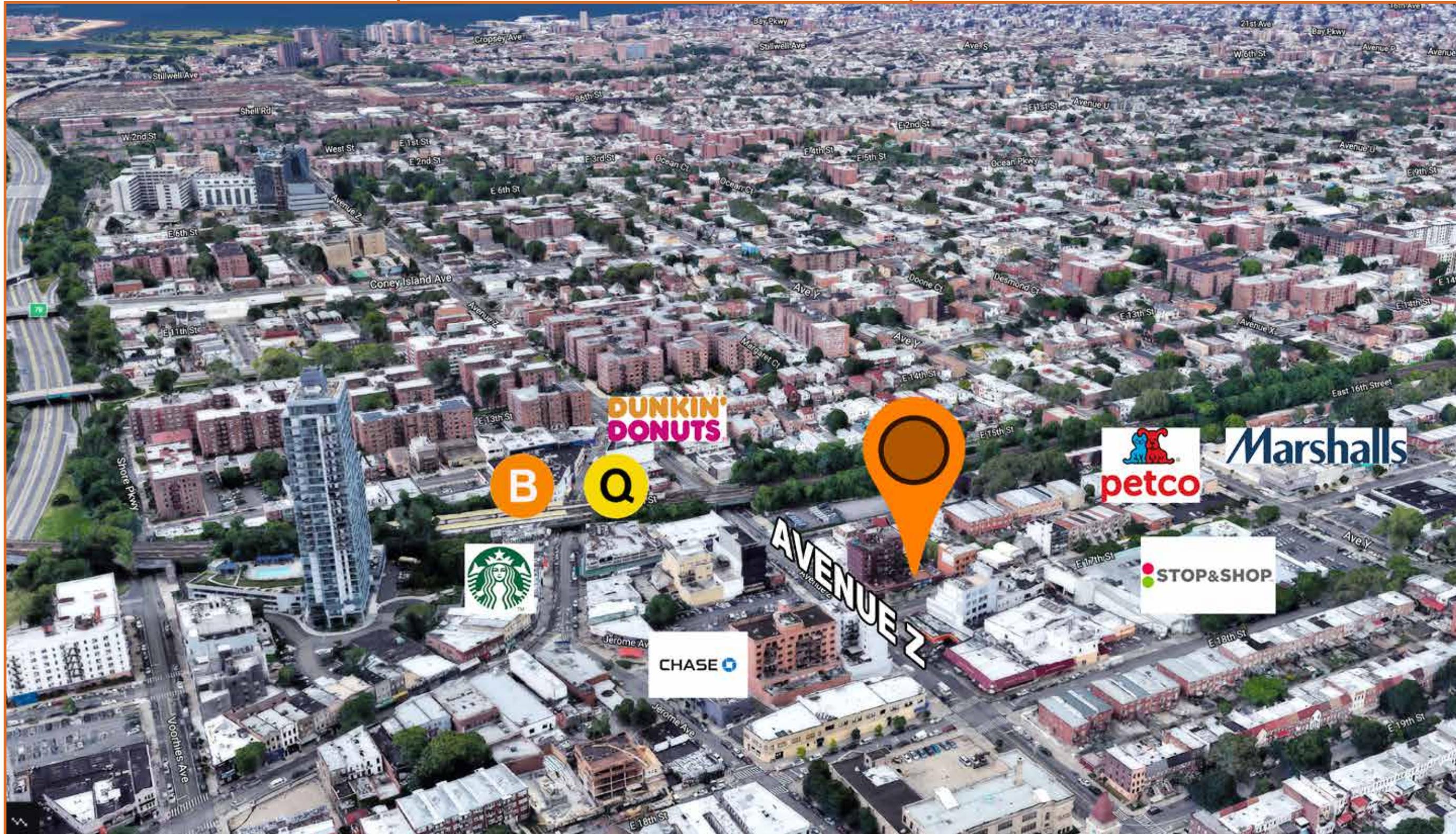
Walker's Paradise
Daily errands do not require a car



Excellent Transit
Transit is convenient for most trips



Bikeable
Some bike infrastructure



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CERTIFICATE OF OCCUPANCY



Page 1 of 2

Certificate of Occupancy

CO Number: **301443285T006**

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: 2570 EAST 17 STREET Building Identification Number (BIN): 3391740	Block Number: 07437 Lot Number(s): 7503 Building Type: New	Certificate Type: Temporary Effective Date: 04/08/2009 Expiration Date: 07/07/2009
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For zoning lot metes & bounds, please see BISWeb.

B.	Construction classification: 1-C Building Occupancy Group classification: J2 Multiple Dwelling Law Classification: HAEA	(1968 Code) (1968 Code)
	No. of stories: 7	Height in feet: 69

No. of dwelling units: 16

C.	Fire Protection Equipment: None associated with this filing.
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D.	Type and number of open spaces: Parking spaces (9), Parking (1377 square feet)
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E.	This Certificate is issued with the following legal limitations: None
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Outstanding requirements for obtaining Final Certificate of Occupancy:

There are 6 outstanding requirements. Please refer to BISWeb for further detail.

CERTIFICATE OF OCCUPANCY



Page 2 of 2

Certificate of Occupancy

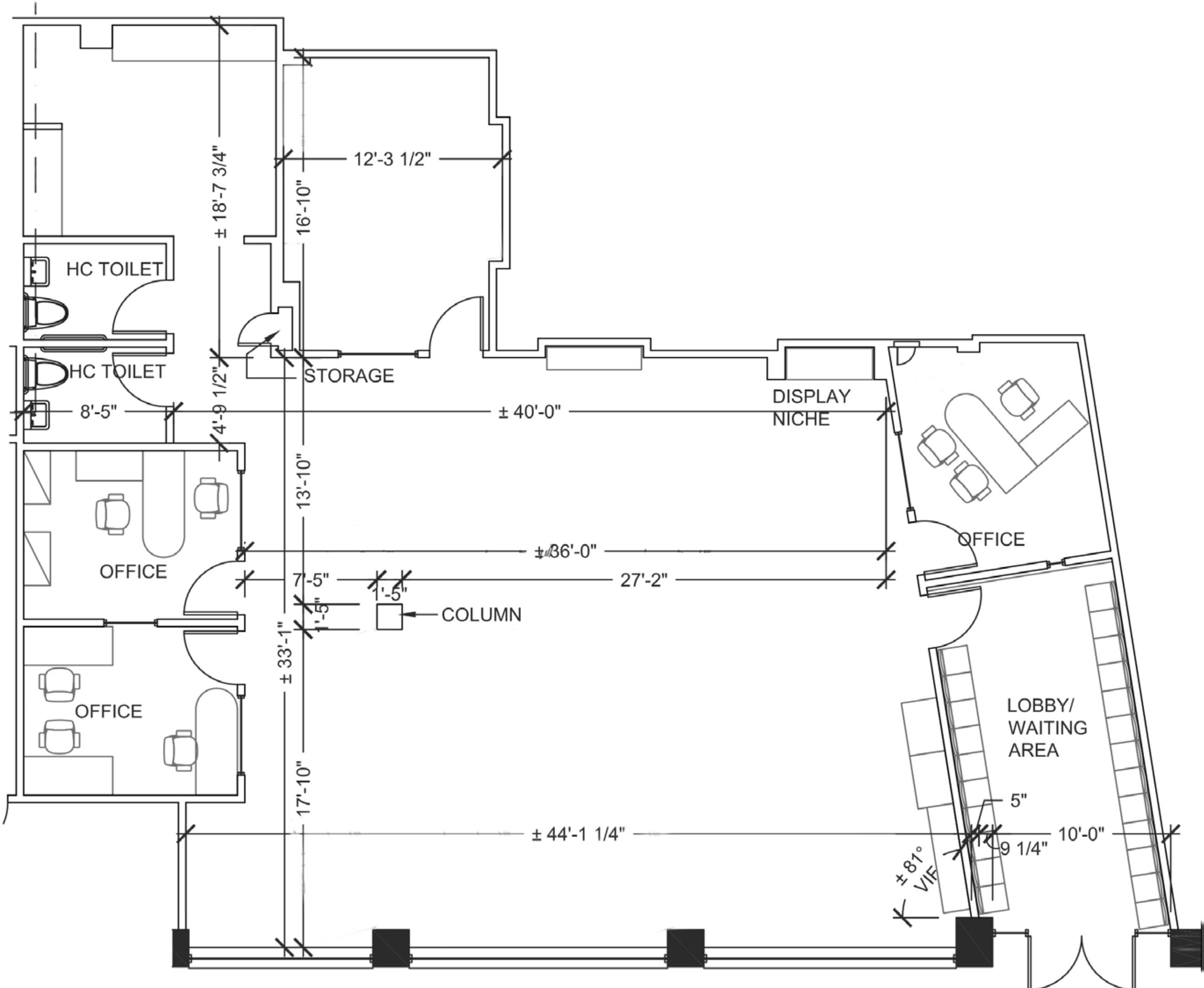
CO Number: **301443285T006**

Permissible Use and Occupancy

All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group 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
OSP						ACCESSORY OFF-STREET PARKING FOR NINE (9) CARS.
001	214	100	C D-2	6, 2		RETAIL STORE, BOILER ROOM.
002		40	J-2	3	2	(3) DWELLING UNITS.
003		40	J-2	3	2	(3) DWELLING UNITS
004		40	J-2	3	2	(3) DWELLING UNITS
005		40	J-2	3	2	(3) DWELLING UNITS
006		40	J-2	3	2	(3) DWELLING UNITS
007		40	J-2	1	2	(1) DWELLING UNIT
END OF SECTION						

2570 East 17th Street



EAST 17TH STREET

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**FOR MORE INFORMATION,
CONTACT EXCLUSIVE BROKER**

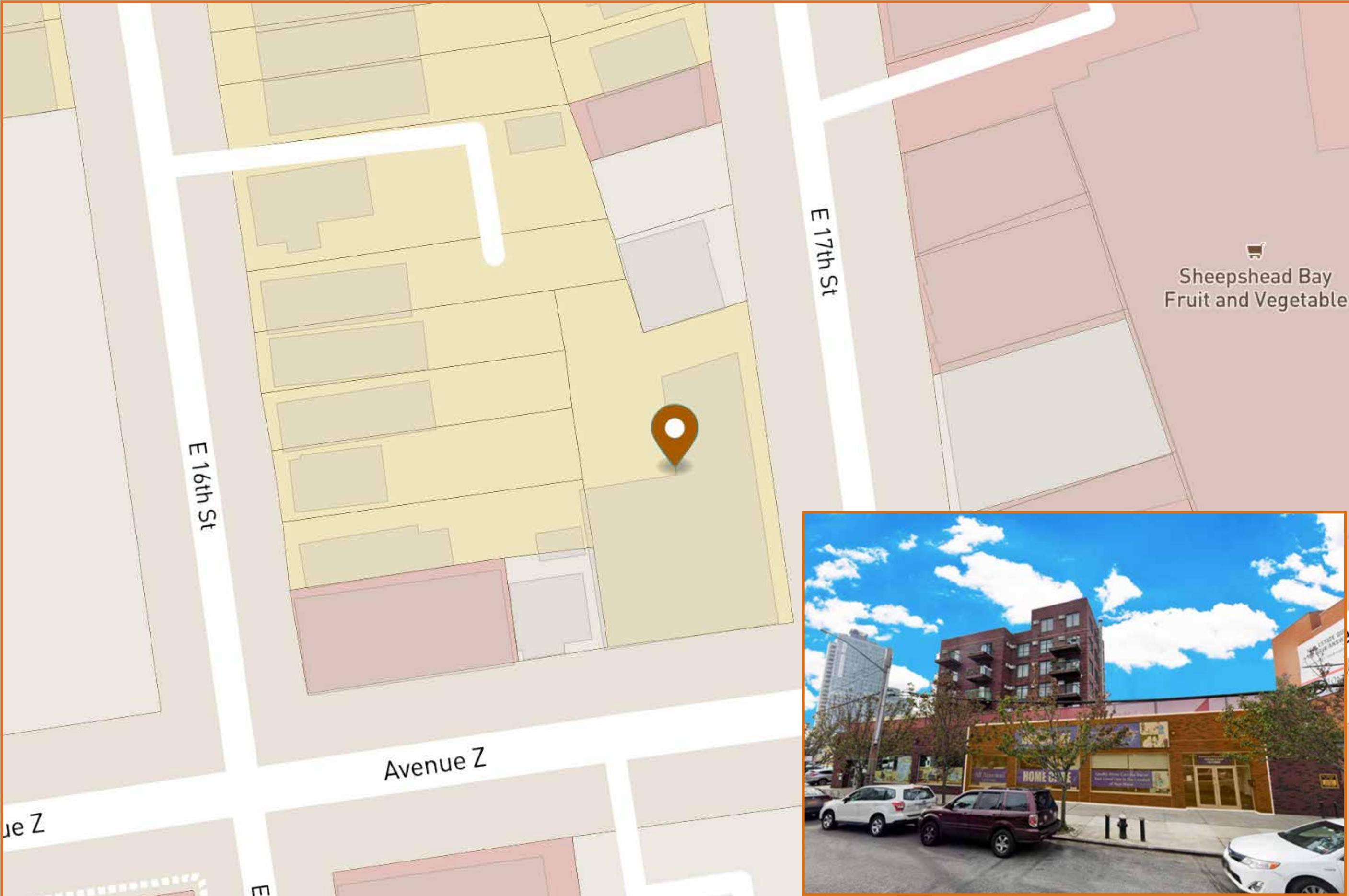
ARSEN ATBASHYAN

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

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