

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



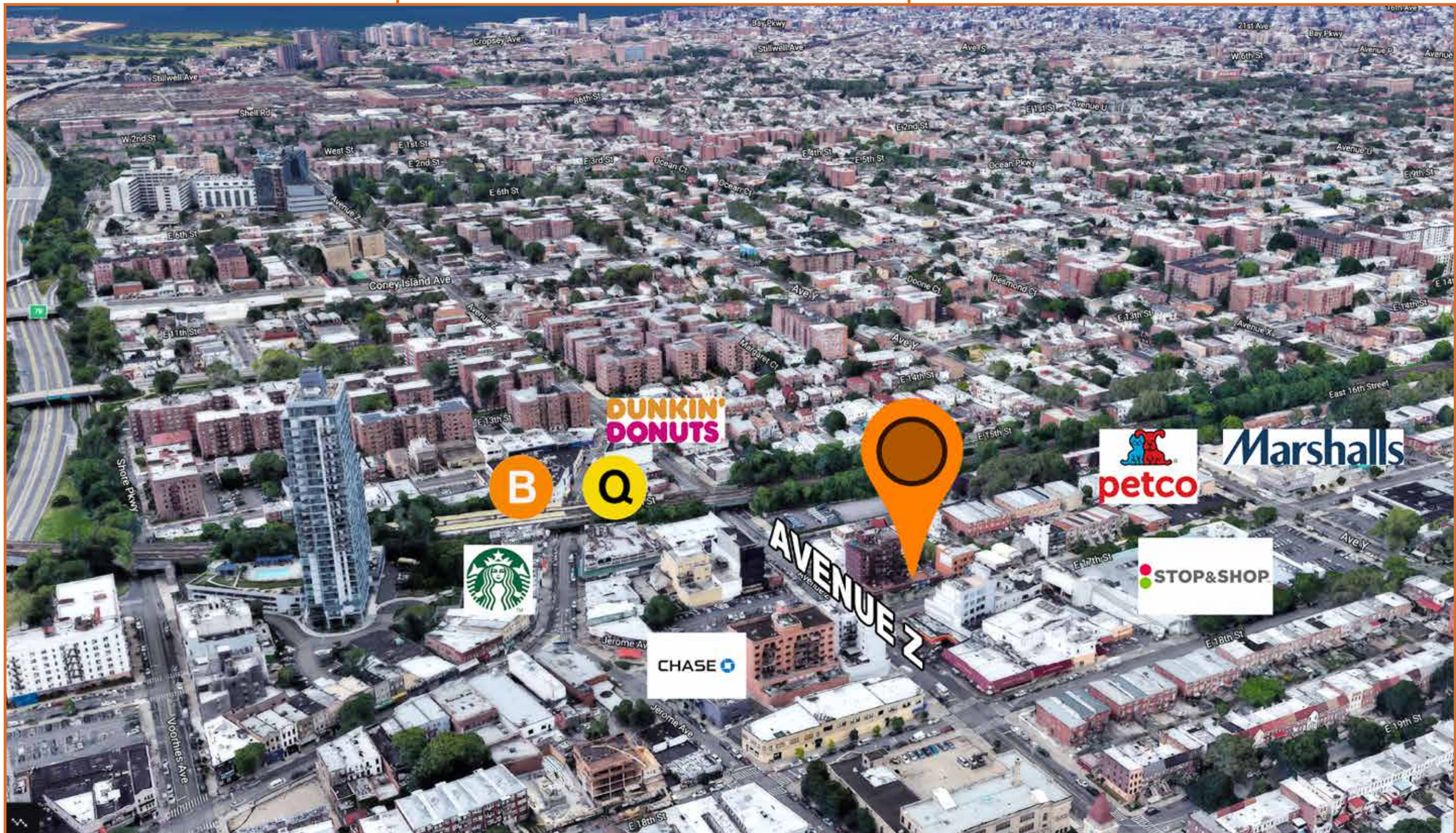
Excellent Transit

Transit is convenient for most trips



Bikeable

Some bike infrastructure



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Certificate of Occupancy

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

For zoning lot metes & bounds, please see BISWeb.

B.

Construction classification: 1-C (1968 Code)

Building Occupancy Group classification: J2 (1968 Code)

Multiple Dwelling Law Classification: HAEA

No. of stories: 7

Height in feet: 69

No. of dwelling units: 16

C.

Fire Protection Equipment:

None associated with this filing.

D.

Type and number of open spaces:

Parking spaces (9), Parking (1377 square feet)

E.

This Certificate is issued with the following legal limitations:

None

Outstanding requirements for obtaining Final Certificate of Occupancy:
There are 6 outstanding requirements. Please refer to BISWeb for further detail.



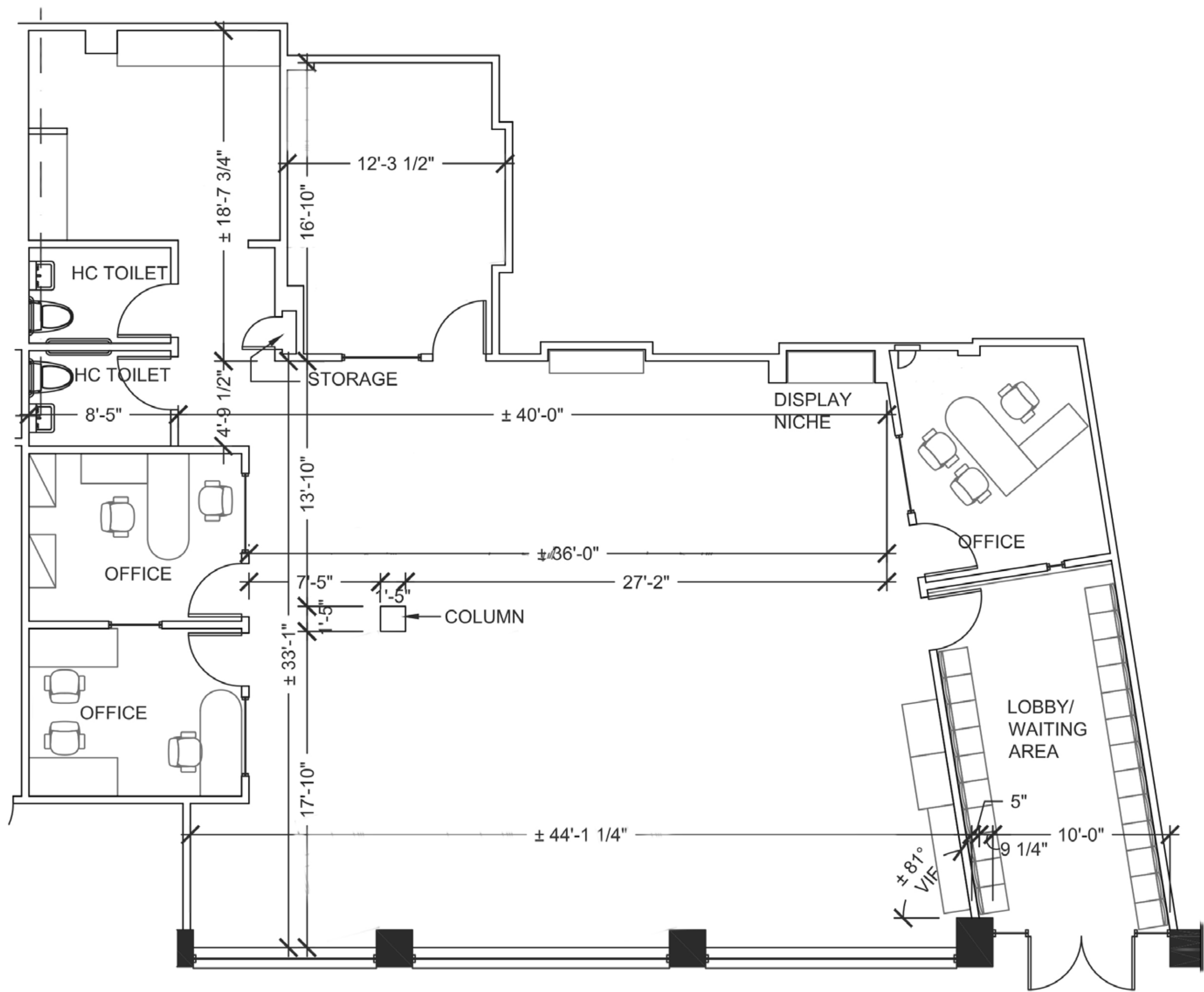


Certificate of Occupancy

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**

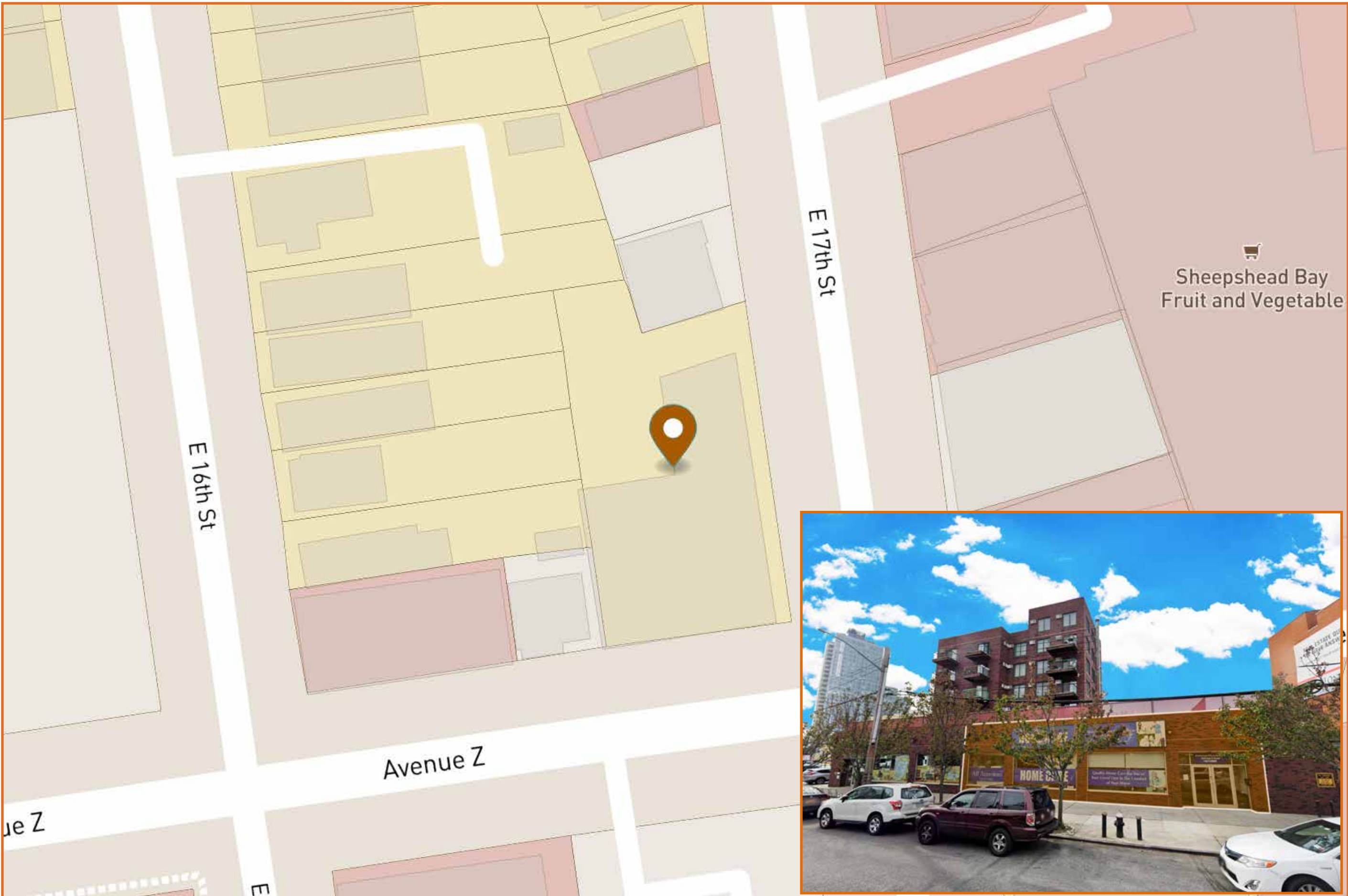
ARSEN ATBASHYAN

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

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