

# MEDICAL CONDO FOR SALE

**1811 AVENUE P, BROOKLYN NY 11229**



**SCAN OR CLICK LINK BELOW  
FOR A 3-D VIRTUAL TOUR**

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



# PROPERTY DETAILS

## CROSS STREETS

BTW EAST 18TH ST & EAST 19TH ST

## NEIGHBORHOOD

MIDWOOD

## SIZE

2,584 SF

## BLOCK & LOT

6765-1008

## ZONING

R7A, R4-1

## COMMENTS

- MEDICAL CONDO FOR SALE
- IDEAL FOR END-USER/INVESTMENT
- ADA COMPLIANT
- HIGH TRAFFIC AREA

## REAL ESTATE TAXES

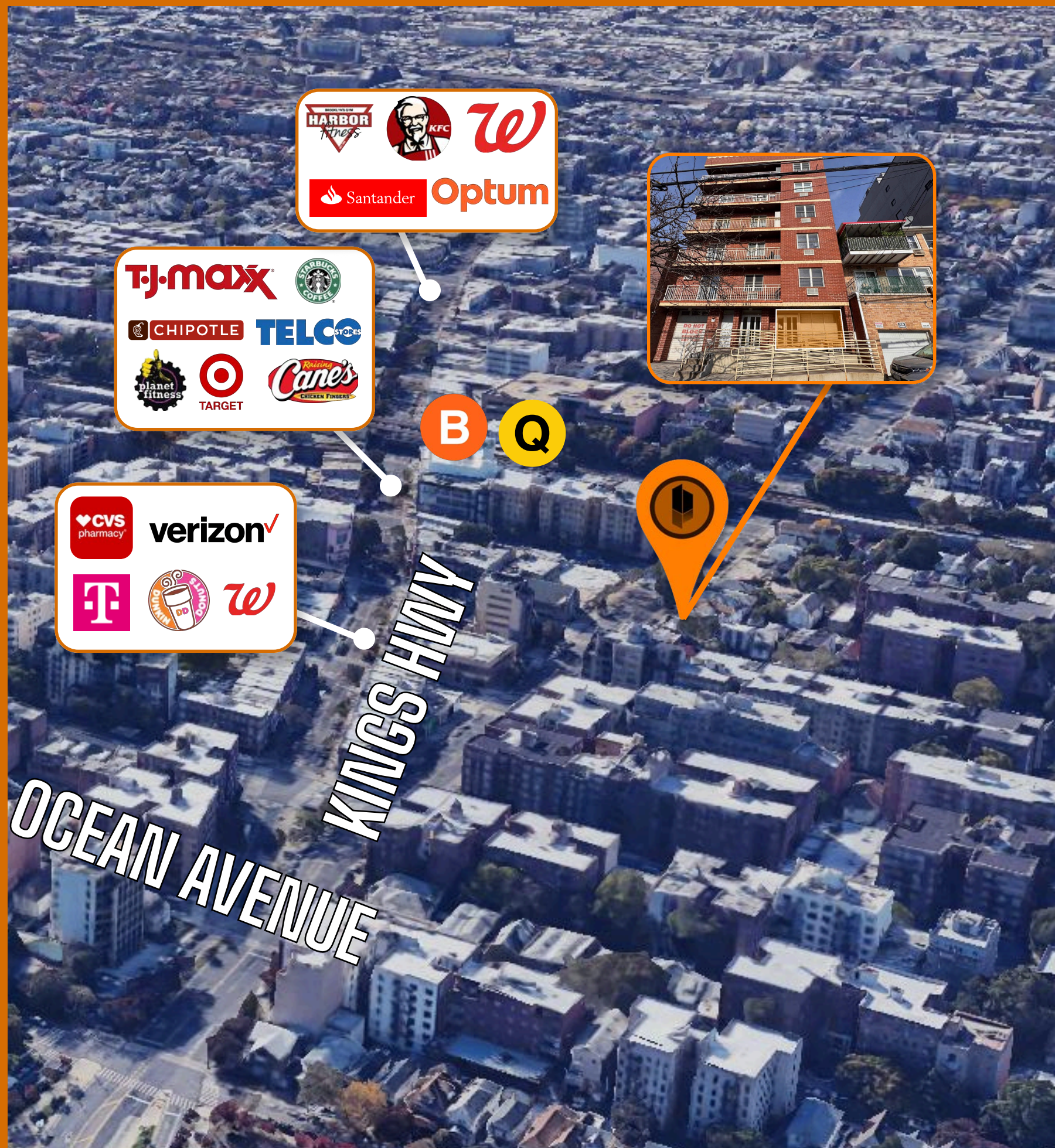
\$25,479.00/ANNUALLY

## MAINTENANCE

\$940.00/MONTH

## ASKING PRICE

\$1,250,000.00



## TRANSPORTATION

B2

B7

B31

B49

B82

B100

B

F

Q

N

Walk Score  
96

Transit Score  
91

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# PROPERTY PHOTOS





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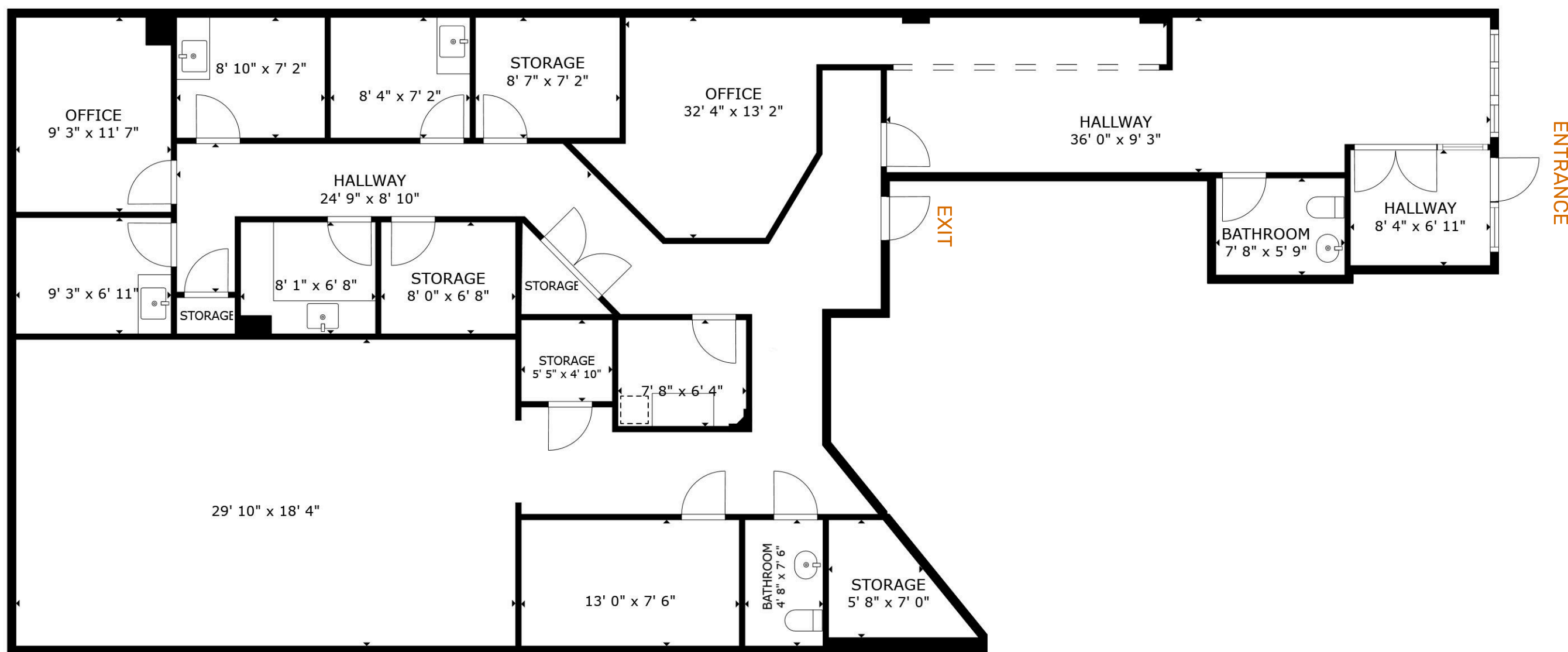
# PROPERTY PHOTOS



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# GROUND FLOOR PLAN



AVENUE P

2,584 SF



# DOLLHOUSE VIEW



2,584 SF



# CERTIFICATE OF OCCUPANCY



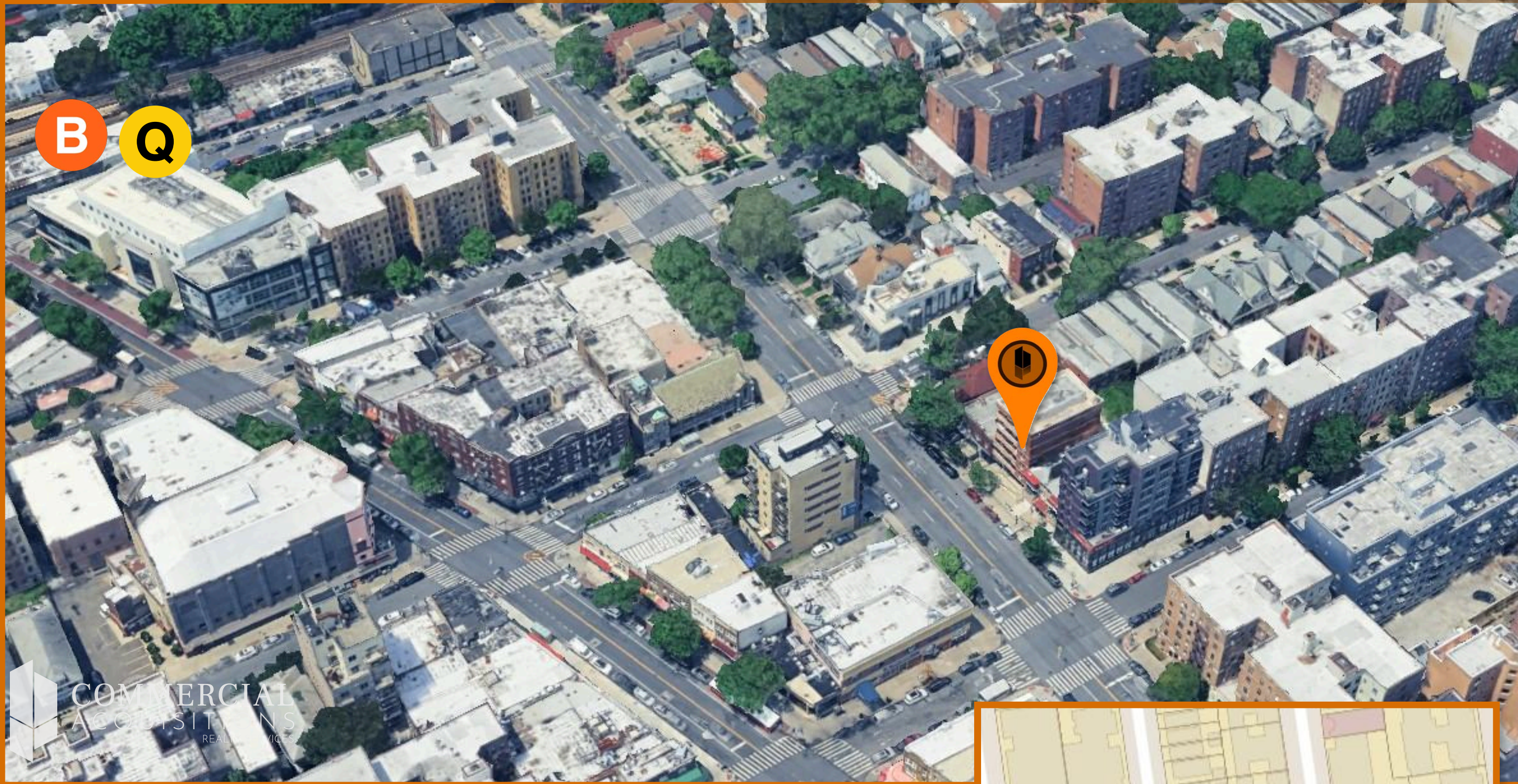
## Certificate of Occupancy

CO Number: 301525909F

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
CEL		OG	B-2			ACCESSORY PARKING FOR 7 CARS.
001	20	50	E		4	MEDICAL OFFICE
002		40	J-2	2	2	2 APTS.
003		40	J-2	2	2	2 APTS.
004		40	J-2	2	2	2 APTS.
005		40	J-2	2	2	2 APTS.
006		40	J-2	2	2	2 APTS.
007		40	B-2			MECHANICAL ROOM
<small>OLD-- PPW-1 NEW BUILDING NEW PW-1 AS BUILT CONDITION, CHANGE TO SCHEDULE B CPEENGINEER PUSTYLYNICK REQUEST WITHDRAWAL OF DOC 03 OLD PW-1: NEW BUILDING NEW PW-1: AS BUILT CONDITON, CHANGES TO SCHEDULE B OLD PW-1: NEW BUILDING NEW PW-1: AS BUILT CONDITION, SUBMITTING REVISED PLANS, CHANGES TO SCHEDULE 'B'. OLD PW-1: NEW BUILDING NEW PW-1: AS-BUILT CONDITION. CHANGES TO SCHEDULE 'A'.</small>						
END OF SECTION						



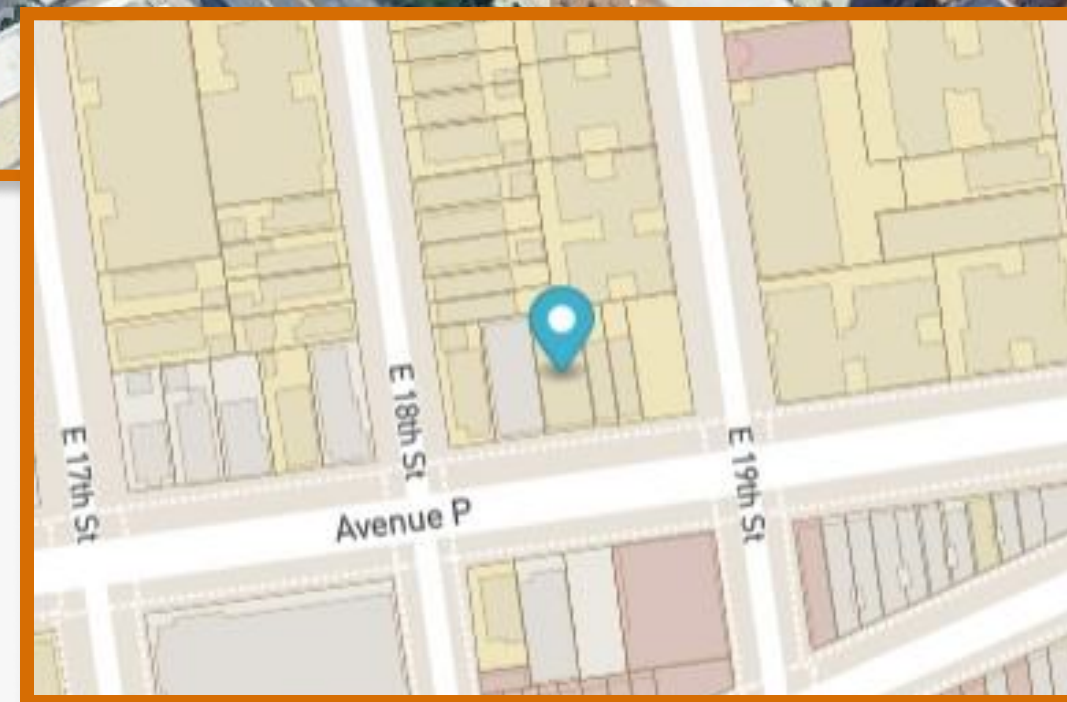
# CONTACT US



## CONTACT EXCLUSIVE BROKER



**ARSEN ATBASHYAN**  
**CELL: 917.939.3760**  
**ARSEN@COMMERCIALACQ.COM**



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

**© 2500 CONEY ISLAND AVENUE, 2ND FLOOR, BROOKLYN, NY 11223 ☎ 917.939.3760 ✉ ARSEN@COMMERCIALACQ.COM 🌐 COMMERCIALACQ.COM**

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