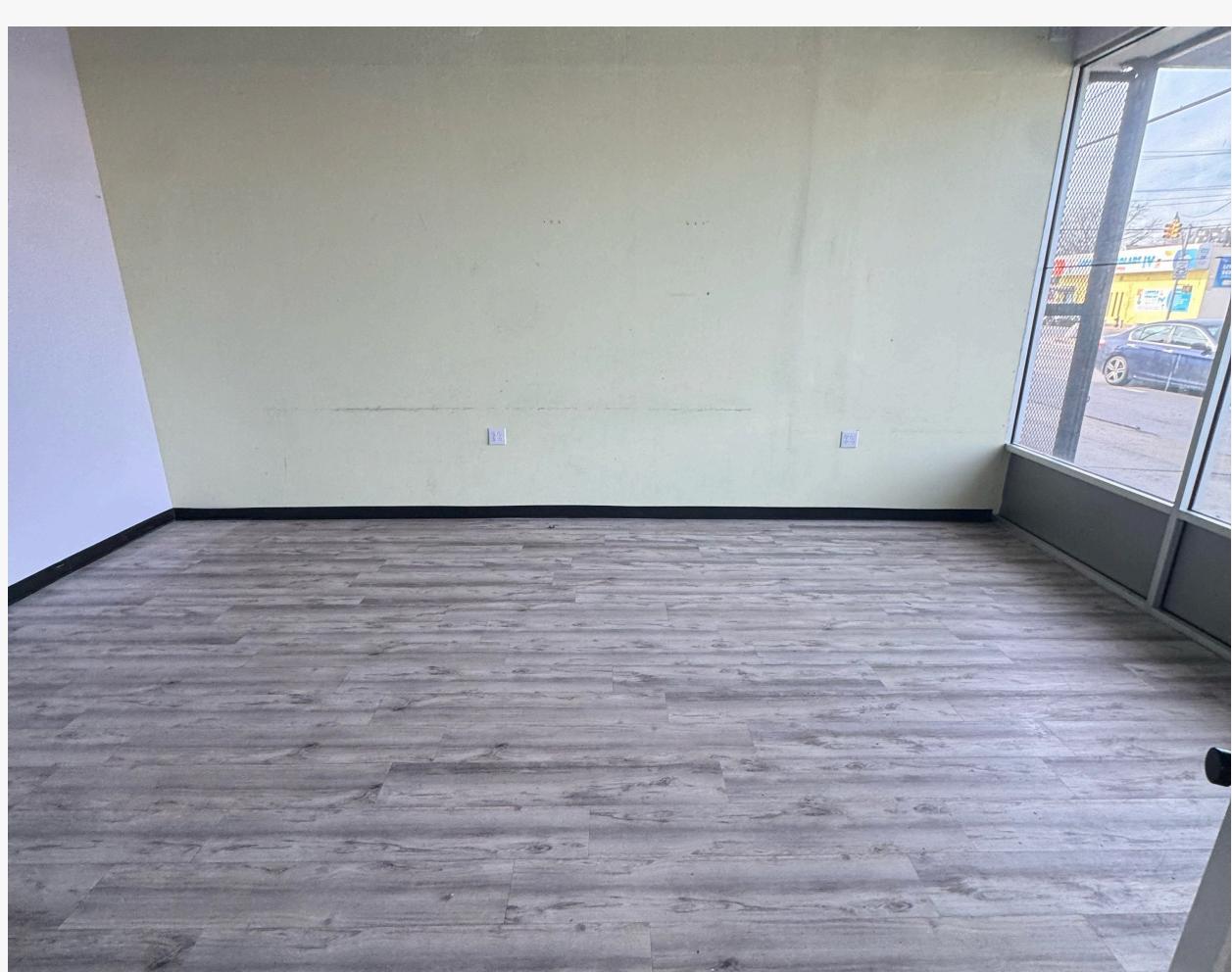
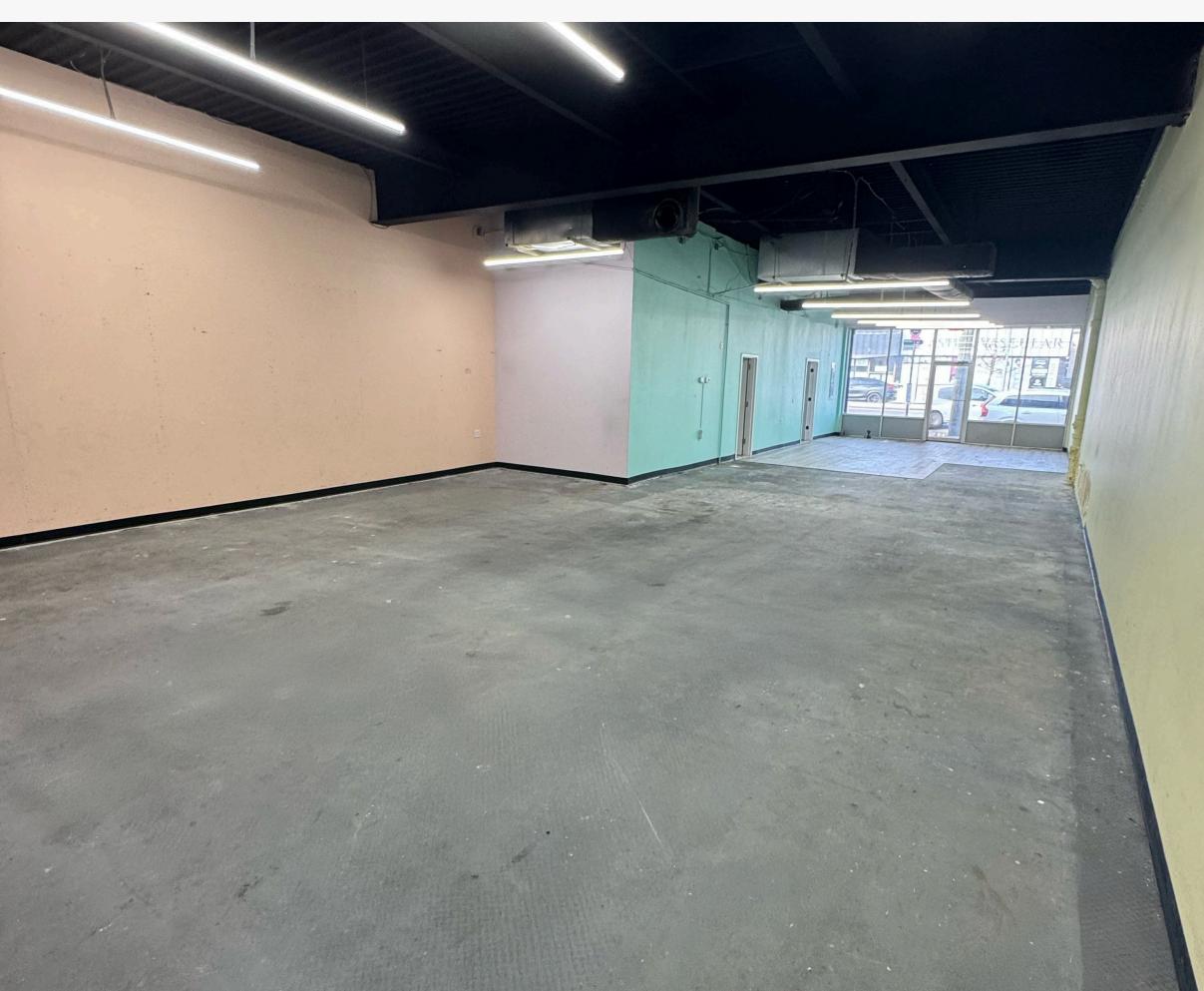




4210 AVENUE U, BROOKLYN, NY 11234



PROPERTY DETAILS

LOCATION INFO

AVE U BTW. FLATBUSH AVE & HENDRICKSON ST

NEIGHBORHOOD

MARINE PARK

BLOCK & LOT

08559-0039

ZONING

C8-1

SIZE

2,600 SF

ASKING PRICE

\$7,500/MONTH

CONTACT EXCLUSIVE BROKER

ARSEN ATBASHYAN
917-939-3760
ARSEN@COMMERCIALACQ.COM



CERTIFICATE OF OCCUPANCY

B Form 54 (Rev. 5/83)

THE CITY OF NEW YORK



DEPARTMENT OF BUILDINGS CERTIFICATE OF OCCUPANCY

BOROUGH Brooklyn

DATE AUG 22 1989

NO. 232071

ZONING DISTRICT CB-1

This certificate supersedes C.O. No.

THIS CERTIFIES that the new—altered—existing—building—premises located at

4205 Avenue U

Block 8559 Lot 39

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 HEREIN

PERMISSIBLE USE AND OCCUPANCY

STORY	LINE LONG. LBS. PER BL. FT.	NUMBER NO. OF STORIES PERMITTED	ZONING CLASSIFICATION OR BUILDING TYPE	BUILDING CODE CLASSIFICATION	STORY USE	BUILDING CODE CLASS	PERMISSIBLE USE AND OCCUPANCY
First	Ground	66		6	C	Retail Stores	

OPEN SPACE USES

(SPECIFY—PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS
A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED

THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND
SPECIFICATIONS NOTED ON THE REVERSE SIDE.

Jeff Goldstein

BOROUGH SUPERINTENDENT

Mark J. Miller

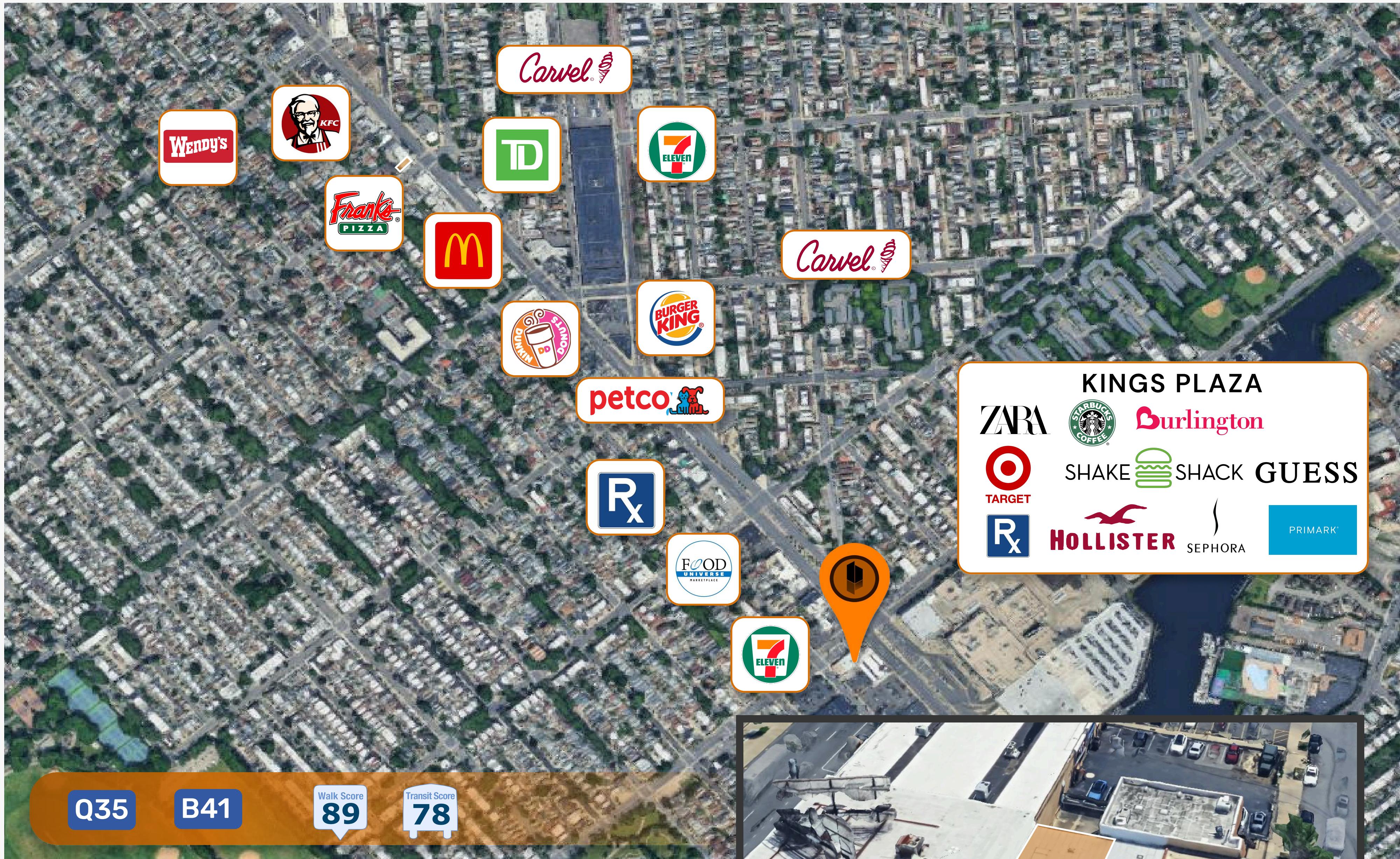
City of New York

COMMERCIAL

ORIGINAL

OFFICE COPY—DEPARTMENT OF BUILDINGS

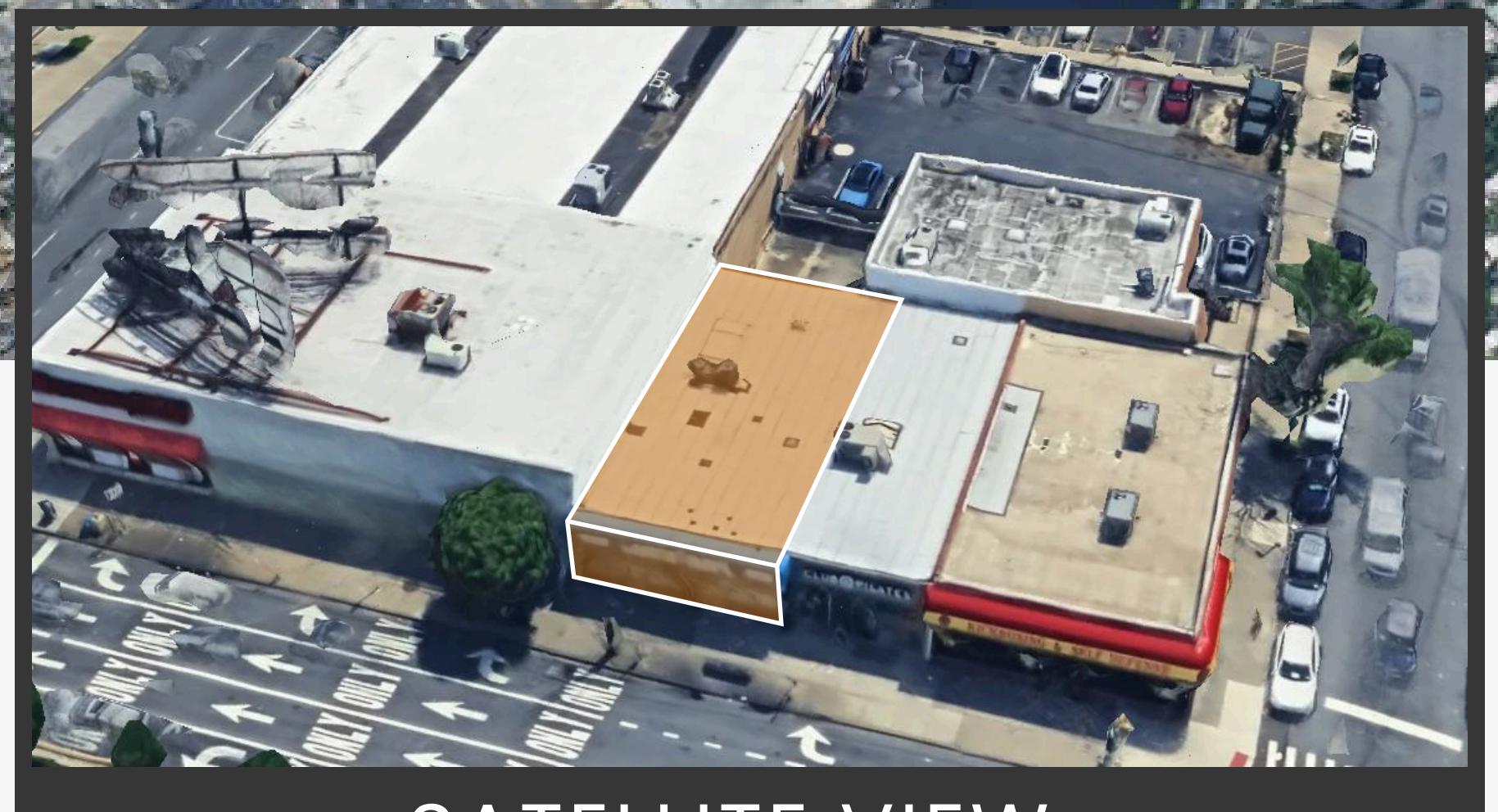
COPY



4210 AVENUE U,
BROOKLYN, NY 11234

PROPERTY COMMENTS

- 35' FRONTAGE
- GREAT SIGNAGE OPPORTUNITY
- PRIME MARINE PARK LOCATION
- STEPS AWAY FROM KINGS PLAZA
- CLOSE TO BELT PARKWAY
- LOCATED IN A HIGH-TRAFFIC AREA
- SURROUNDED BY MAJOR BUSINESSES



SATELLITE VIEW

NEIGHBOURING TENANTS & AMENITIES



CONTACT EXCLUSIVE BROKER

ARSEN ATBASHYAN
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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.