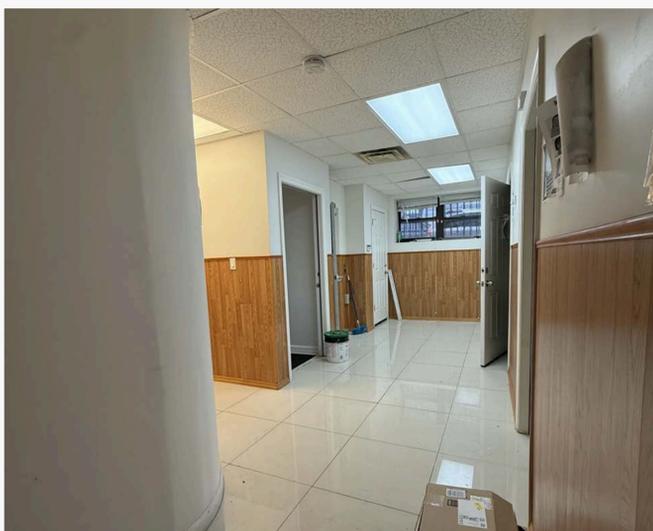
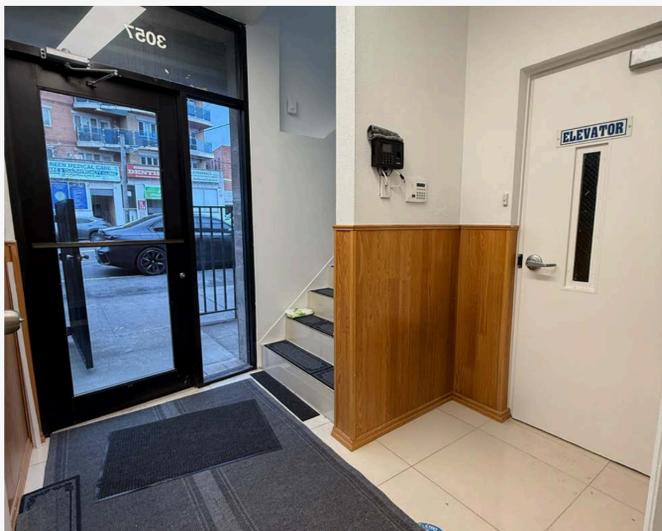




OFFICE BUILDING FOR LEASE

ADDRESS

3057 CONEY ISLAND AVE, BROOKLYN, NY 11235



PROPERTY DETAILS

LOCATION INFO

CONEY ISLAND AVE/
BRIGHTON 10TH CT

NEIGHBORHOOD
BRIGHTON BEACH

BLOCK & LOT
08702-0092

ZONING
R6

LOT SIZE
40 FT X 45 FT

BUILDING SIZE
45 FT X 40 FT
1ST FL - 1,800 SF
2ND FL - 1,800 SF
TOTAL - 3,600 SF

ASKING PRICE

1ST FL - \$6,000/M

2ND FL - \$6,000/M

CONTACT EXCLUSIVE BROKER

VADIM ATBASHYAN

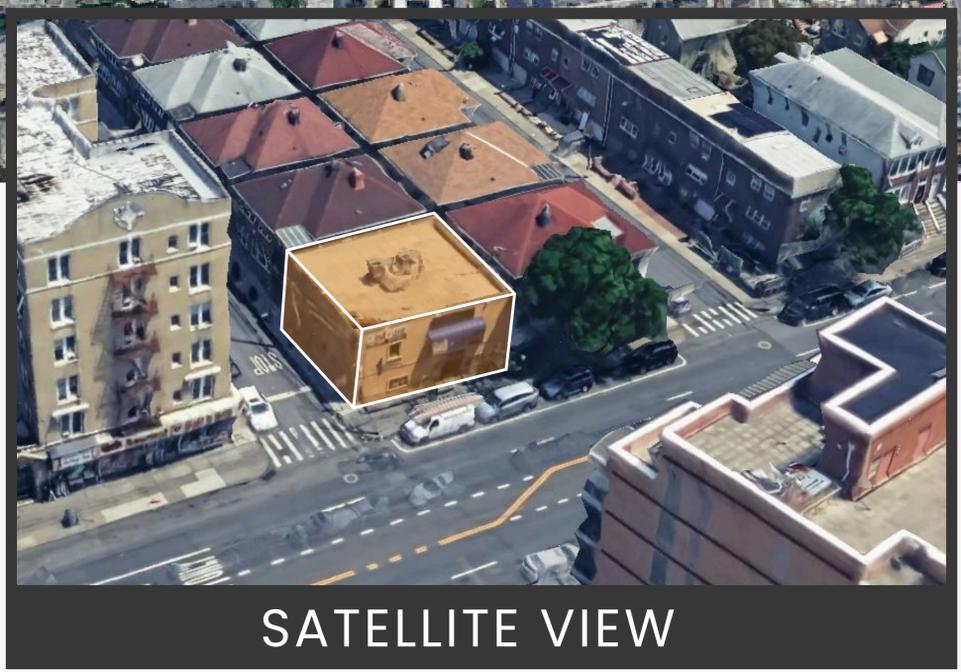
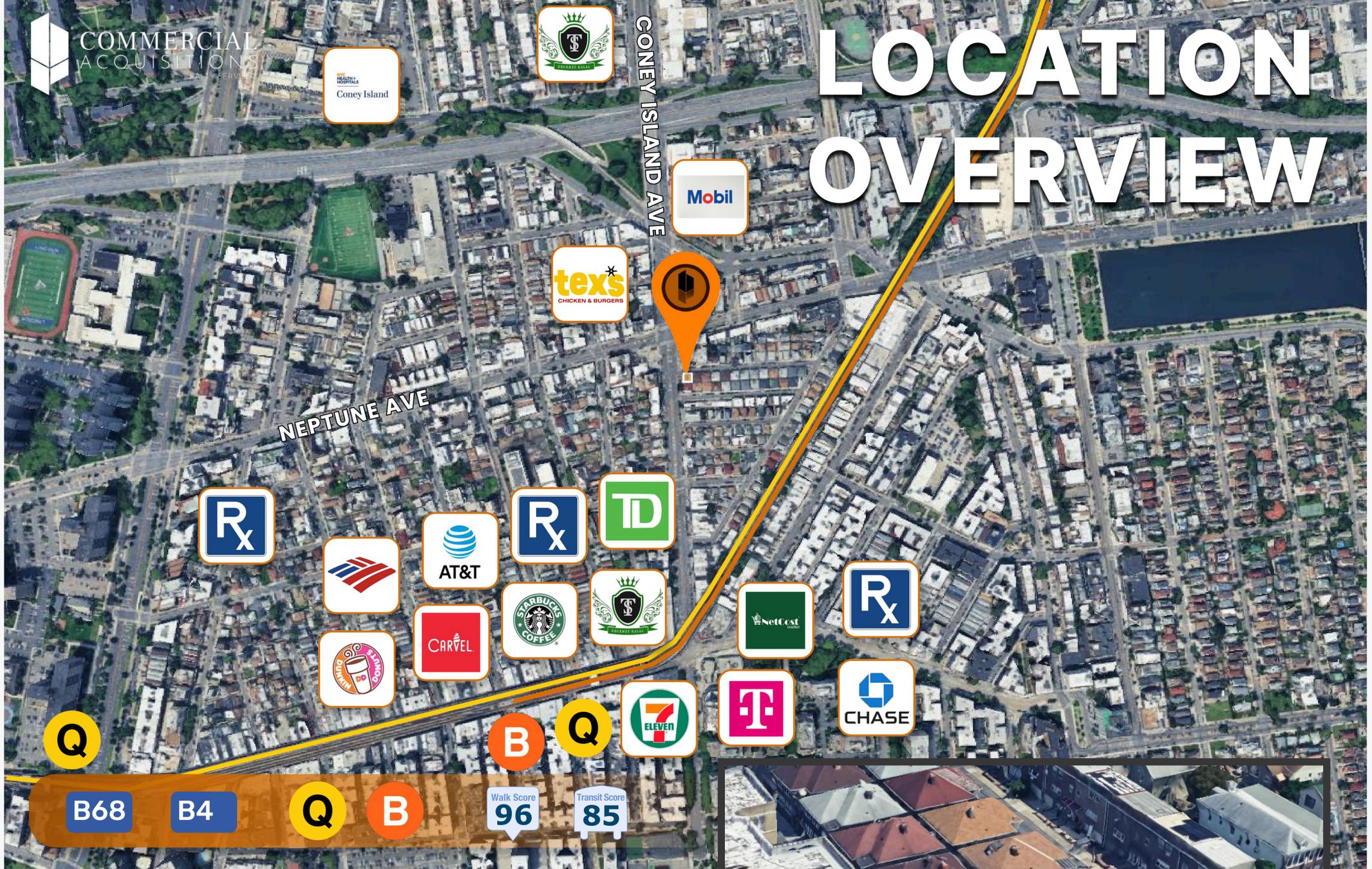
516-852-1601

VADIM@COMMERCIALACQ.COM



CONEY ISLAND AVE

LOCATION OVERVIEW



SATELLITE VIEW

3057 CONEY ISLAND AVE,
BROOKLYN, NY 11235

PROPERTY COMMENTS

- 45' FRONTAGE ON CONEY ISLAND
- LOWER LEVEL AND 1ST FL OFFICE
- HANDICAP LIFT IN PLACE
- BUILT TO SUITE AVAILABLE
- HIGH TRAFFIC AREA
- CENTRAL A/C
- CORNER PROPERTY - AMPLE SIGNAGE
- CLOSE TO PUBLIC TRANSPORTATION
- CLOSE ACCESS TO BELT PKWY
- SURROUNDED BY MAJOR BUSINESSES
- ANY USES CONSIDERED

NEIGHBOURING TENANTS & AMENITIES

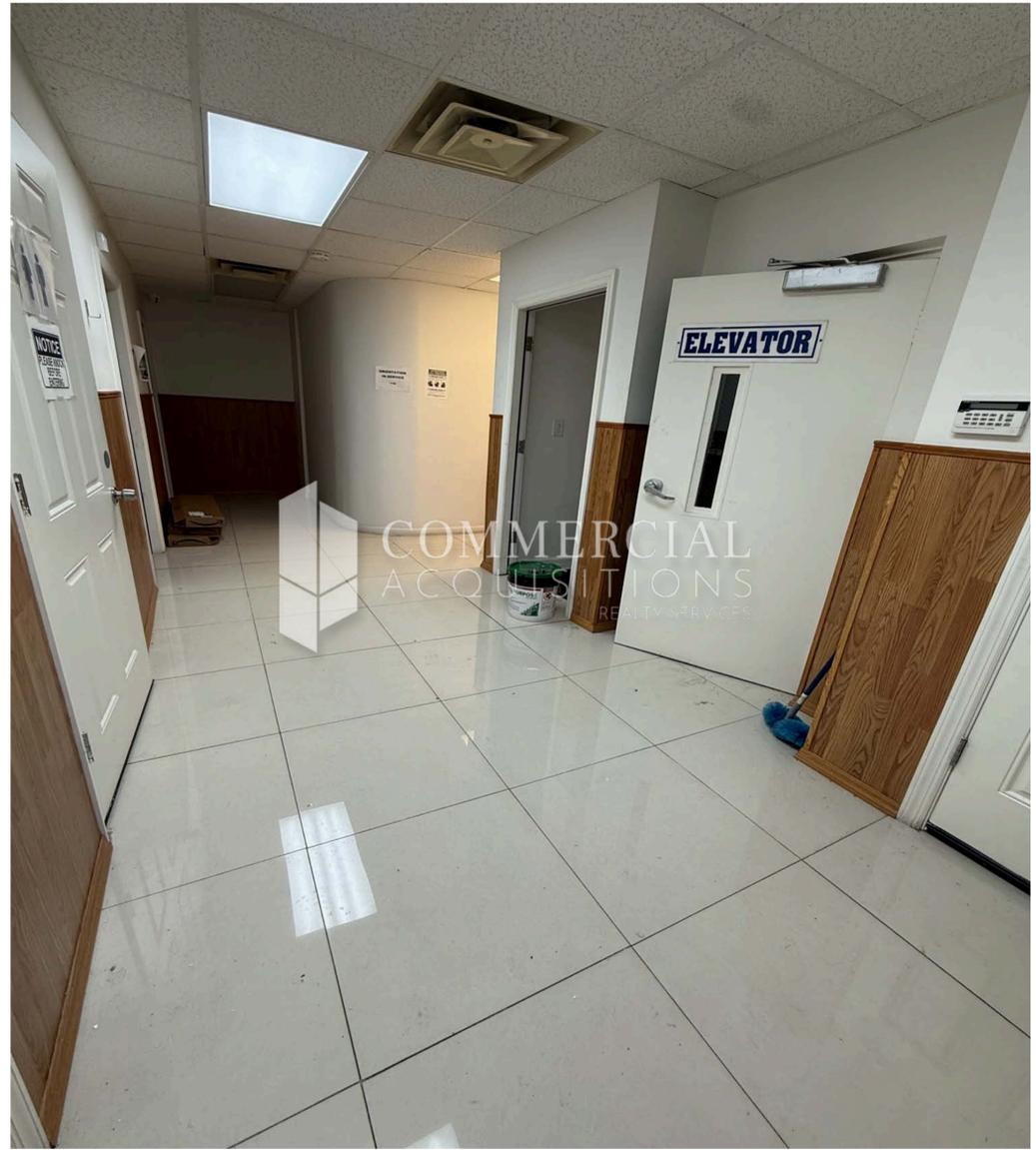


CONTACT EXCLUSIVE BROKER

VADIM ATBASHYAN
516-852-1601
VADIM@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.







Certificate of Occupancy

CO Number: 300593506F

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: 2 BRIGHTON 10 COURT Building Identification Number (BIN): 3256963	Block Number: 08702 Lot Number(s): 92 Building Type: New	Certificate Type: Final Effective Date: 02/05/2002
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For zoning lot metes & bounds, please see BISWeb.

B. Construction classification:	2-B	(1968 Code)
Building Occupancy Group classification:	E	(1968 Code)
Multiple Dwelling Law Classification:	None	
No. of stories: 1	Height in feet: 13	No. of dwelling units: 0

C. Fire Protection Equipment:
None associated with this filing.

D. Type and number of open spaces:
None associated with this filing.

E. This Certificate is issued with the following legal limitations:
None

Borough Comments: None

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	25	OG	E		4	MEDICAL OFFICES
001	25	60	E		4	MEDICAL OFFICES

END OF SECTION

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