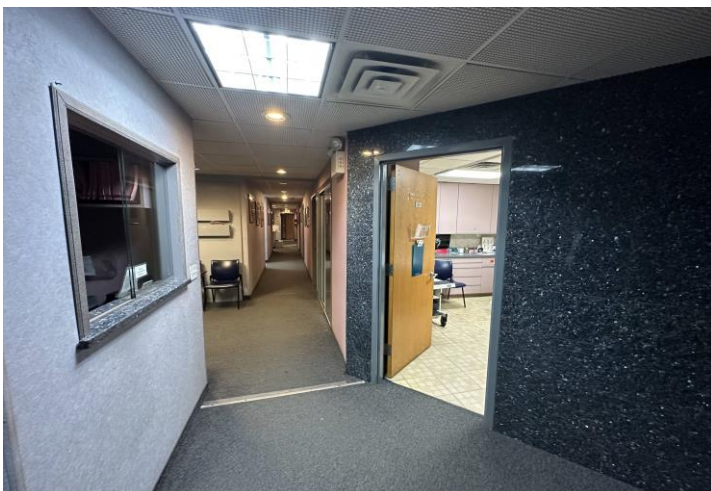
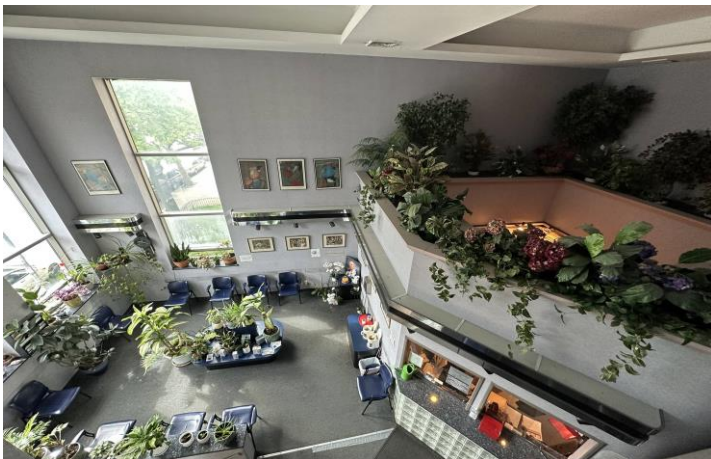


Vacant Medical / Professional Building For Sale or Rent Fully Furnished and Equipped / 11,800 SF Over 3 Floors Sheepshead Bay, Brooklyn



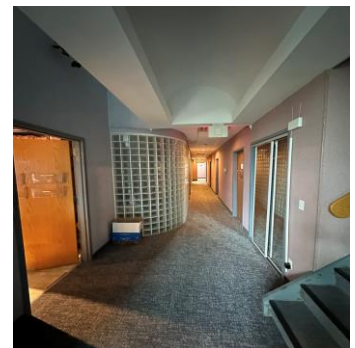
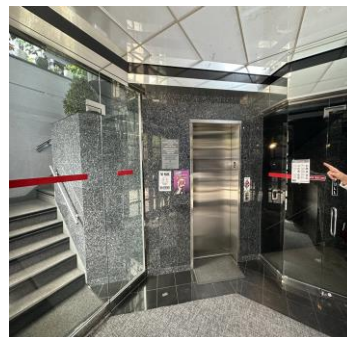
2700 Ocean Avenue, Brooklyn NY 11229

Features:

- Building Size: 11,800 SF
- Floors: 3
- Lower Level: 4,700 SF
- Ground Floor: 4,700 SF
- Second Floor: 2,400 SF
- R7A Zoning / Total of 20,000 SF Allowed
- Additional 8,200 SF Air Rights Available
- ADA Compliant
- Passenger Elevator
- Fully HVAC
- 30 Exam & Multi-Purpose Rooms
- Physical Therapy Room
- X-Ray Room
- Consultation Offices
- Multiple Waiting Areas & Reception Areas
- Near Subway (Q) & Buses B49 & BM3
- Close to Belt Parkway and Major Roadways
- Located in High Density Residential Area
- Presently Vacant / Former Multi-Specialty Clinic

Ideal for User and Investor:

*Any Medical and Professional Related Uses
Non Profits - Offices - Educational - Religious
Community Services and Social Programs*



**For More Info, Prices and Inspection Contact Exclusive Broker Gary Mayzlin
Cell: 718-809-6106 / Office: 718-517-9758 / Email: GaryMayzlin@gmail.com
Real Estate Trade Co, Inc. – 44 Court Street, Suite 1217, Brooklyn NY 11201**