

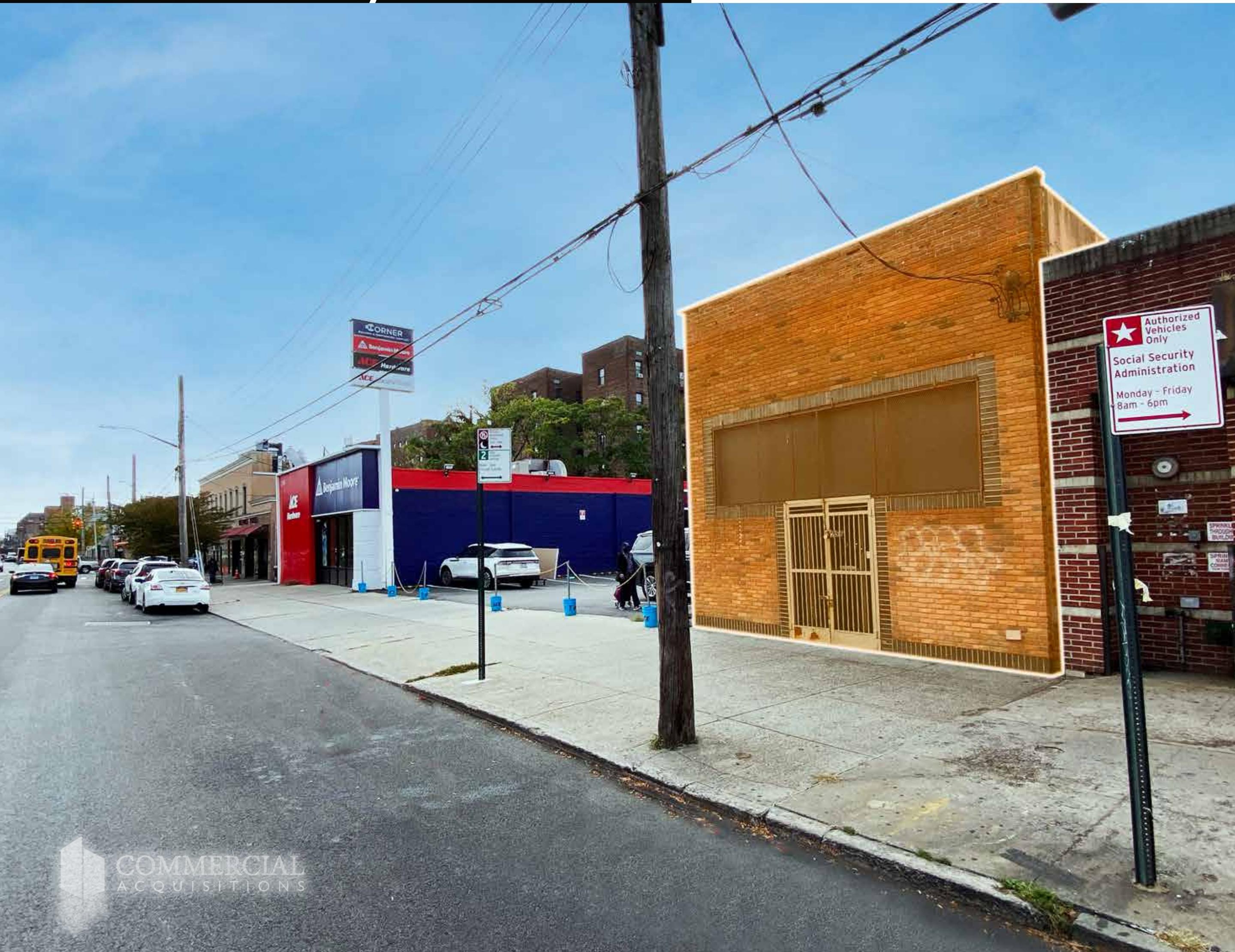
RETAIL SPACE FOR LEASE

2256 NOSTRAND AVE

Midwood Brooklyn, NY 11210



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FOR MORE INFORMATION ON THIS PROPERTY PLEASE VISIT: COMMERCIALACQ.COM   

BUILDING DETAILS

LOCATION INFO

Between Ave I & Ave H

SIZE

2,000 SF

ZONING

C8-2

BLOCK & LOT

07575-0076

PRICE

\$ 10,000 NNN

NEIGHBORHOOD

Midwood

BUILDING SIZE

20 ft x 100 ft

STORIES

Single story

COMMENTS

- 20 foot frontage on Nostrand ave
- 2 Blocks from flatbush junction

TRANSPORTATION

B44 B44-SBS Q35 2 5

Walk Score
95

Transit Score
100

Bike Score
64

NEIGHBORING TENANTS

- Target
- Nike Store
- T.J.MAXX
- ALDI
- Walgreens
- Chase Bank
- FedEx
- Ace Hardware



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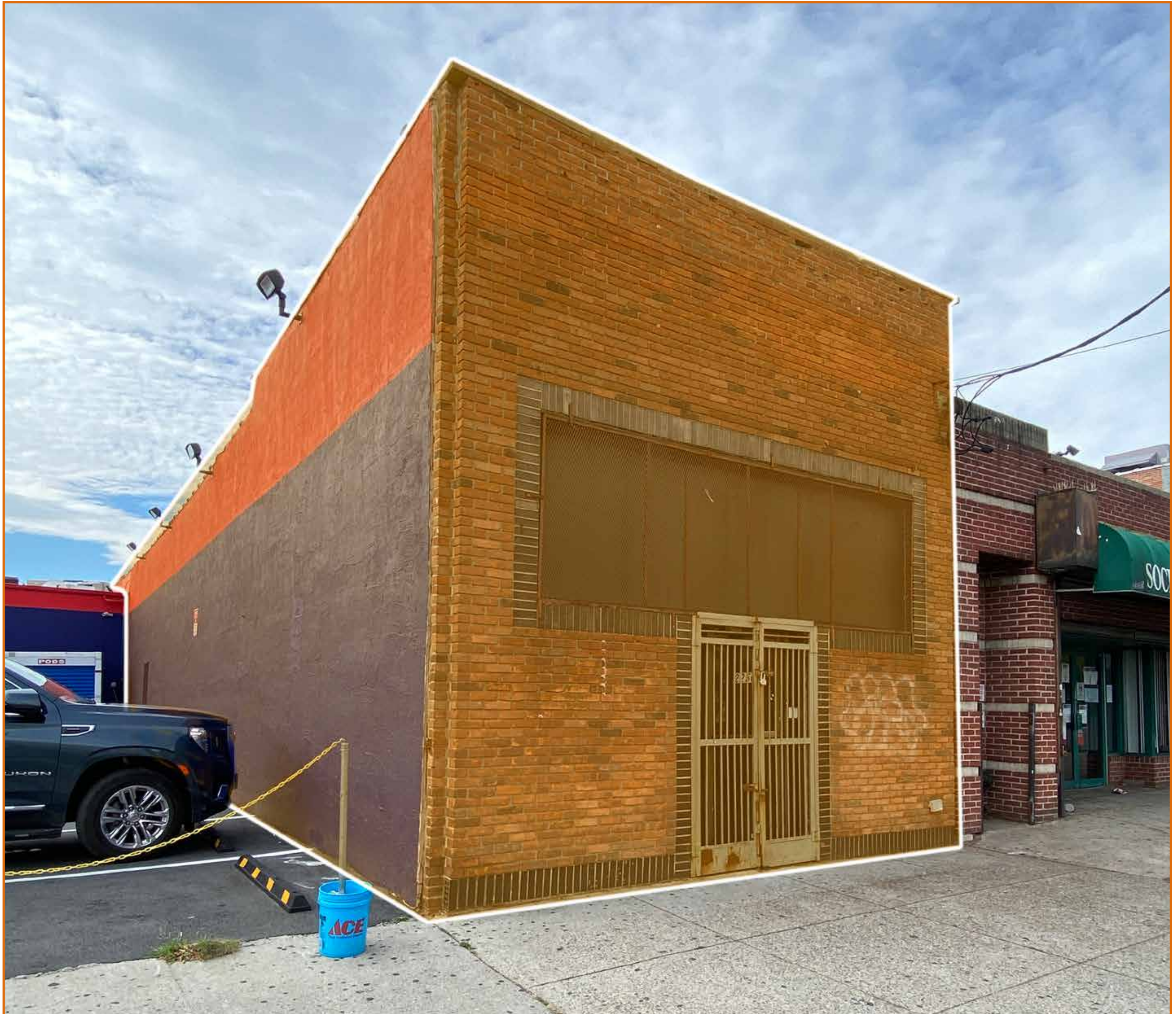
RENDERING: FACADE



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FREE STANDING BUILDING / SINGLE STORY



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CERTIFICATE OF OCCUPANCY

Form 54-C (Rev. 4/62)-42M-701190(63) 114

DEPARTMENT OF BUILDINGS

City of **BOROUGH OF Brooklyn**, THE CITY OF NEW YORK

Date **JUN 26 1969** No. **201939**

CERTIFICATE OF OCCUPANCY

NO CHANGES OF USE OR OCCUPANCY NOT CONSISTENT WITH THIS CERTIFICATE SHALL BE MADE UNLESS FIRST APPROVED BY THE BOROUGH SUPERINTENDENT

This certificate supersedes C. O. No.

THIS CERTIFIES that the ~~new~~ ~~altered~~ ~~existing~~ building--premises located at

2256 Nostrand Avenue Block **7575** Lot **75**

That the zoning lot and premises above referred to are situated, bounded and described as follows:

BEGINNING at a point on the **west** side of **Nostrand Avenue**
 distant **200** feet **north** from the corner formed by the intersection of
Nostrand Avenue and **Avenue I**
 running thence **north 40'0"** feet; thence **west 100'0"** feet;
 thence **south 40'0"** feet; thence **east 100'0"** feet;
 running thence _____ feet; thence _____ feet;

the point or place of beginning, conforms substantially to the approved plans and specifications, and to the requirements of the Building Code, the Zoning Resolution and all other laws and ordinances, and of the rules of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of Section 646e of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

Permit No. ~~1968-1968~~ **Alt. 1979-1968** Construction classification-- **class 3**
 occupancy classification-- **Veterinary hospital** Height **1** stories, **nonfireproof**
 date of completion-- **(Use Group 16)** Located in **C8-2** **13'0"** feet.
 time of issuance of permit. **const. 6-19-69 - plumb. 6-17-69** Zoning District.

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals:
 and The City Planning Commission: } (Calendar numbers to be inserted here)

PERMISSIBLE USE AND OCCUPANCY

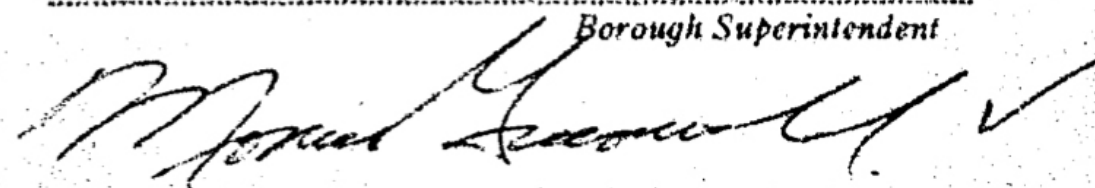
Off-Street Parking Spaces _____
 Off-Street Loading Berths _____

STORY	LIVE LOADS Lbs per Sq. Ft.	PERSONS ACCOMMODATED	USE
First	on ground	25	veterinary hospital (Use Group 16)
TOTAL:--			Veterinary Hospital--(Use Group 16)

SAMUEL PROSKER

Borough Superintendent

OFFICE COPY--DEPARTMENT OF BUILDINGS



2256 NOSTRAND AVE FOR LEASE



COMMERCIAL
ACQUISITIONS
REALTY SERVICES



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 | 718.513.1889 | ARSEN@COMMERCIALACQ.COM | COMMERCIALACQ.COM

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