

# MIXED-USE BUILDING FOR SALE

Exclusive Listing / Commercial Acquisitions Inc.



**134 BRIGHTON 11TH ST**  
BROOKLYN, NY 11235

ASKING PRICE

**\$1,350,000**

LOT SIZE

2,200 SF

BUILDING SIZE

3,014 SF

BLOCK & LOT

8707-0428

ZONING

R6

FAR

4.8

PROPERTY TAX

\$5,418/YEAR (BASED ON 2026-2027)

AREA

BRIGHTON BEACH

## PROPERTY HIGHLIGHTS

- ✓ Delivered Vacant
- ✓ Fully Built Out GF Dental/Medical Office
- ✓ 3 Bedroom Apartment
- ✓ Prime Location
- ✓ Separately Metered Electric And Gas
- ✓ Max Buildable: 6,600 SF

## PROPERTY OVERVIEW

134 Brighton 11th Street is a mixed-use building located in the vibrant Brighton Beach area, one of South Brooklyn's most established, transit-rich coastal neighborhoods. The property offers flexible R6 zoning, dual residential and commercial income potential, and possible untapped development rights, making it a compelling value-add opportunity in a high-demand waterfront community. Set just steps from the beach, boardwalk, and the bustling Brighton Beach Avenue retail corridor, the location draws steady year-round demand from both residents and commercial tenants.

## CONTACT INFORMATION

EXCLUSIVE BROKER

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**Commercial Acquisitions Inc.**

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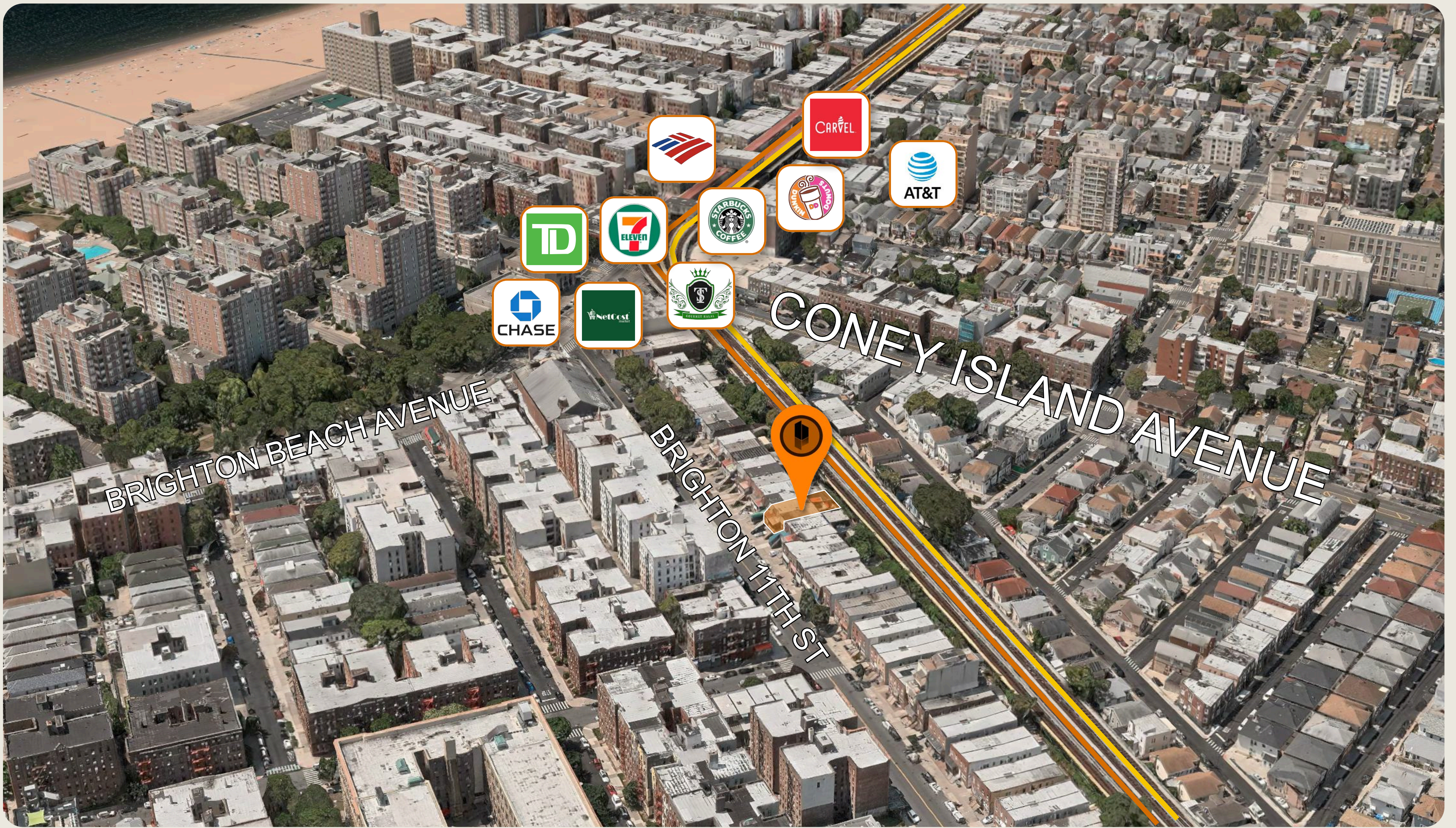
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# AERIAL PHOTOS

BRIGHTON BEACH



# LOCATION & TRANSIT

BRIGHTON BEACH

## BY THE NUMBERS



WALK SCORE  
WALKER'S PARADISE

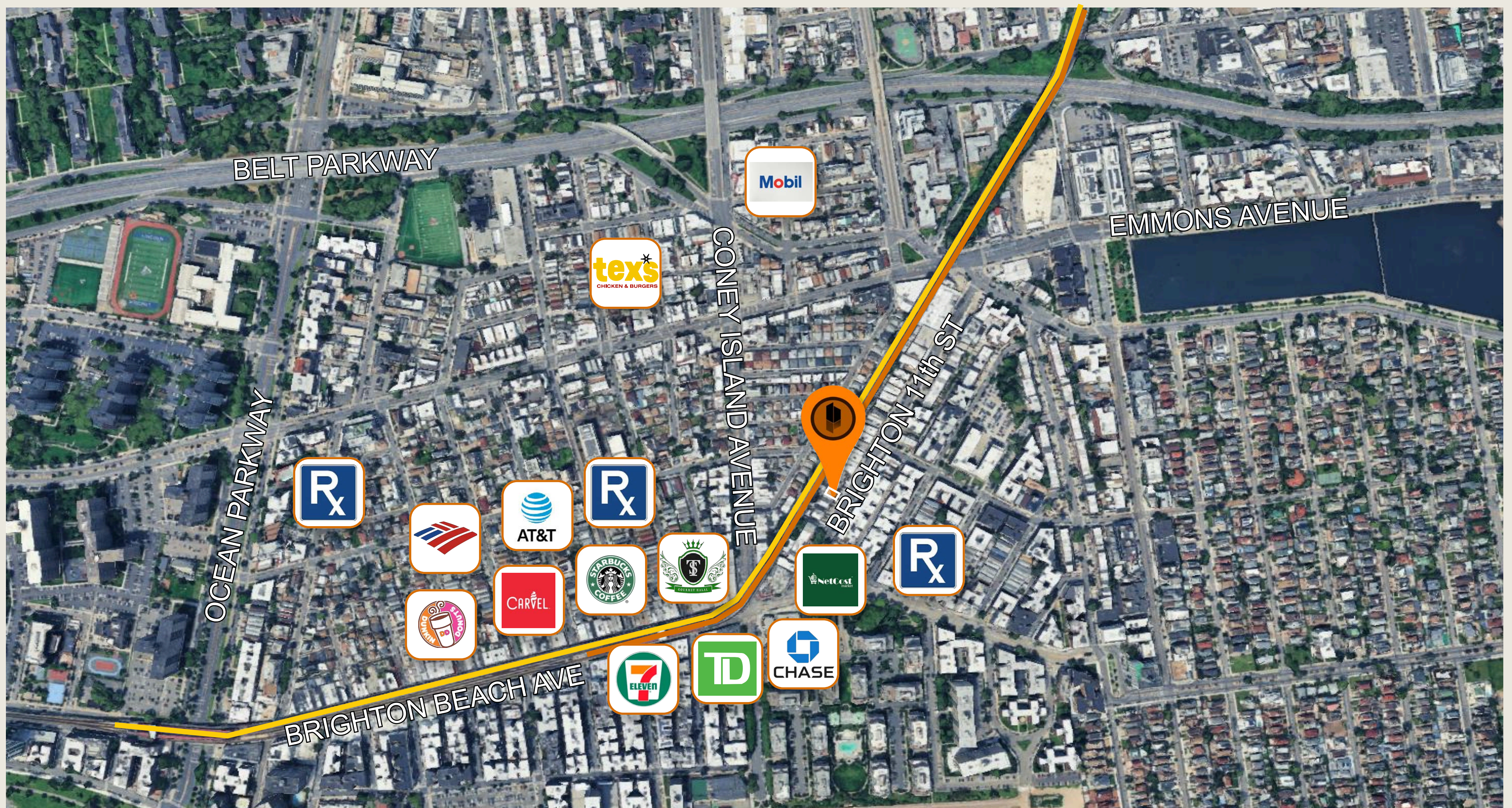


TRANSIT SCORE  
EXCELLENT TRANSIT

5

SUBWAY LINES  
B · D · F · N · Q

## AREA MAP



## TRANSIT ACCESS

SUBWAY **B** **D** **F** **N** **Q**

BUS **B1** **B4** **B49** **B68**

## LOCATION ANALYSIS

Located in the heart of Brighton Beach, steps from the beach and boardwalk and the bustling Brighton Beach Avenue retail corridor, with the B and Q trains providing strong transit connectivity.

## LEGAL DISCLAIMER

Commercial Acquisitions Inc. has made every effort to obtain the information regarding this listing 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. All financial projections, cap rate estimates, rental income assumptions, and appreciation forecasts contained herein are for illustrative purposes only and do not constitute a guarantee of future performance. Prospective purchasers are advised to independently verify all information of special interest to them, including but not limited to tax abatement status, frontage measurements, zoning compliance, and lease terms. ALL MEASUREMENTS ARE APPROXIMATE.

# CERTIFICATE OF OCCUPANCY

Commercial Acquisitions Inc.



B Form 54 (Rev. 8/85)

THE CITY OF NEW YORK



## DEPARTMENT OF BUILDINGS CERTIFICATE OF OCCUPANCY

BOROUGH

DATE: **NOV 28 1990**

NO.

**234967**

This certificate supersedes C.O. NO

THIS CERTIFIES that the ~~NEW~~ altered ~~EXISTING~~ building premises located at

**134 Brighton 11th Street**

ZONING DISTRICT

**R6**

Block **8707**

Lot **428**

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	LIVE LOAD LBS. PER SQ. FT.	MAXIMUM NO OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
Bsmt.	40	10	-	-	4	Comm	7 Medical Offices
1st	40	4	1	5	2	Res	One Apartment
Total:			Old Code 7 Offices and One Apartment				

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.

*Vadim Atbashyan*  
BOROUGH SUPERINTENDENT

*[Signature]*  
COMMISSIONER

ORIGINAL  OFFICE COPY - DEPARTMENT OF BUILDINGS  COPY

EXCLUSIVE LISTING BROKER

**Vadim Atbashyan**

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