

RETAIL FOR LEASE

271 BRIGHTON BEACH AVENUE , BROOKLYN NY 11235



FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: **718.517.8700**

PROPERTY DETAILS

MINI MALL/SHOPPING PLAZA

**NEWLY BUILT & MOVE IN READY RETAIL
SPACES**

HIGH FOOT TRAFFIC AREA

**10,000 AVG DAILY TRAFFIC ON
BRIGHTON BEACH AVENUE**

RENTAL RATE : \$3,800/MONTH PER UNIT

- UTILITIES INCLUDED
- FULL SERVICE SPACE
- UNITS CAN BE COMBINED



NEIGHBORHOOD
BRIGHTON BEACH



BLOCK & LOT
8672-0031



ZONING
R6, C1-2, OP

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LOCATION OVERVIEW



271 BRIGHTON BEACH AVENUE, BROOKLYN NY 11235

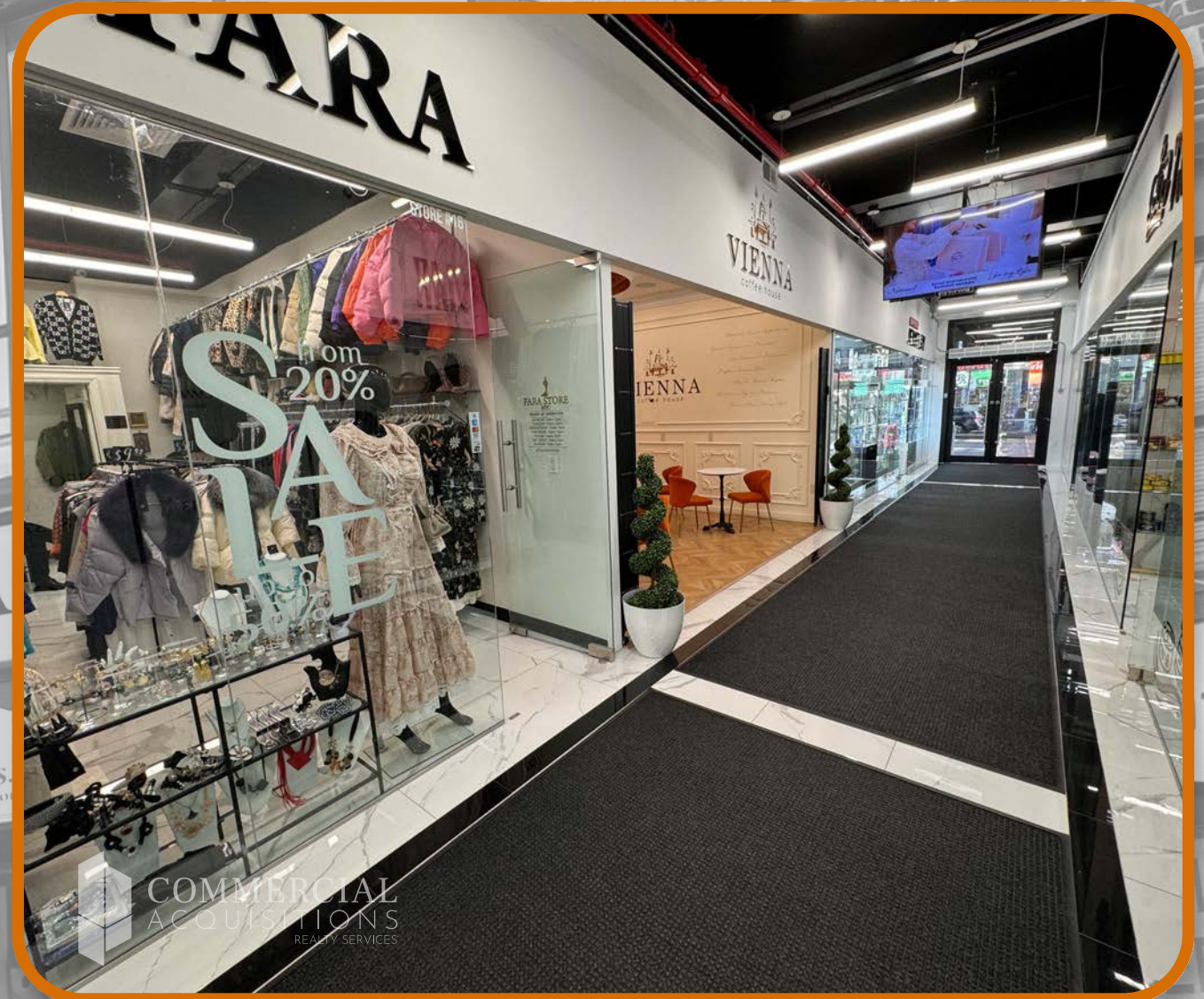
	NEIGHBORHOOD BRIGHTON BEACH		BLOCK & LOT 8672-0031		ZONING R6, C1-2, OP
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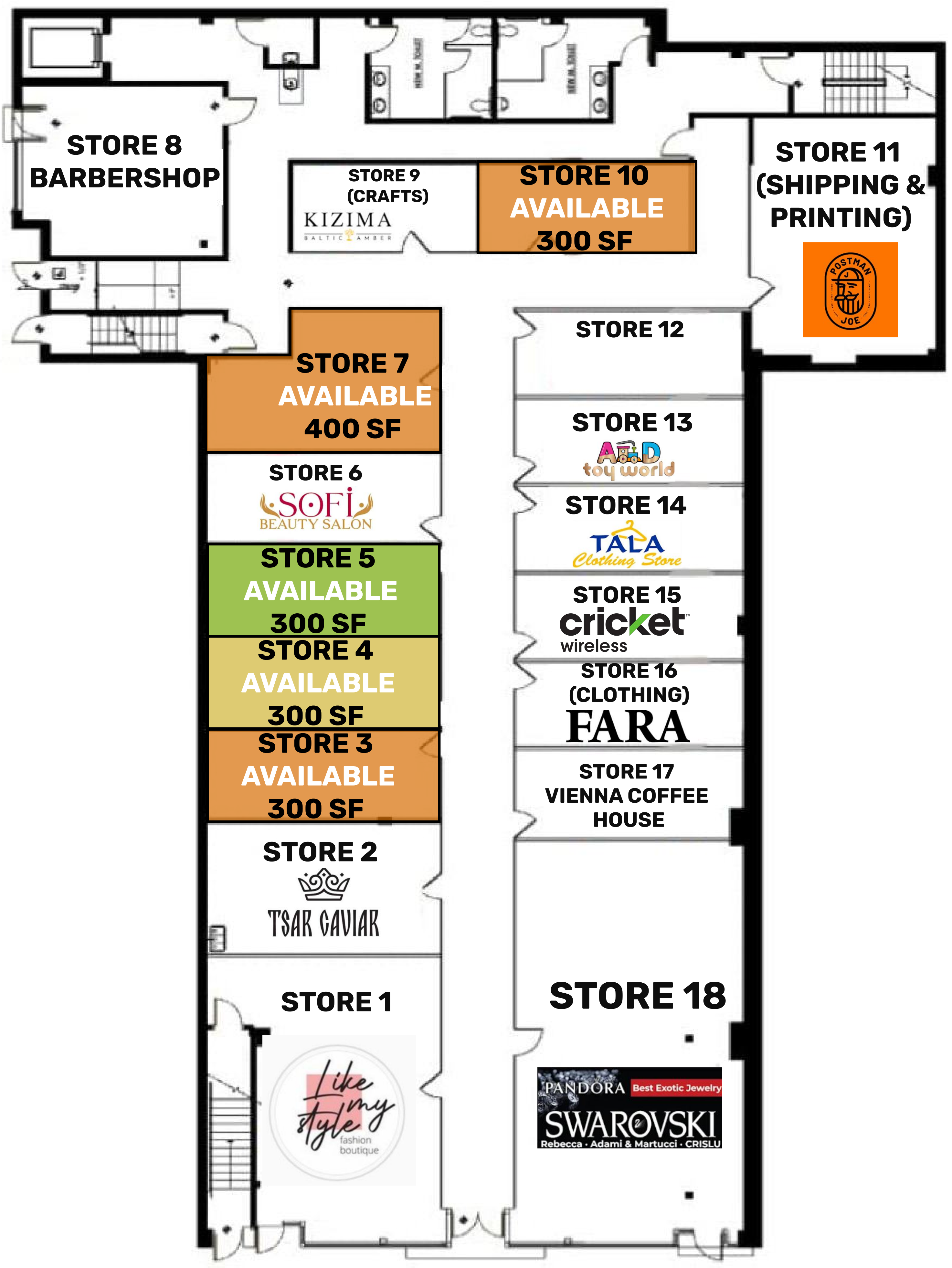
PROPERTY PHOTOS



PROPERTY PHOTOS



FLOOR PLAN



BRIGHTON BEACH AVENUE

CERTIFICATE OF OCCUPANCY



Permissible Use and Occupancy

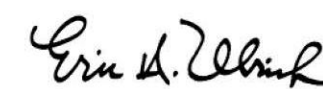
FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type
Cellar	S-2	NA	OG	6F		322043882	Final
Description of Use:	Storage of non combustible Materials METER AND ACCESSORY STORAGE				Exceptions:		
Cellar	M	118	OG	6C		322043882	Final
Description of Use:	Retail Sales RETAIL SPACE.				Exceptions:		
Floor 1	M	298	100	6C		322043882	Final
Description of Use:	Retail Sales RETAIL SPACE.				Exceptions:		
Mezzanine - 1	M	9	100	6F		322043882	Final
Description of Use:	Retail Sales OFFICE- ACCESSORY USE ON 1ST FLOOR				Exceptions:		
Floor 2	M	154	100	6C		322043882	Final
Description of Use:	Retail Sales RETAIL SPACE				Exceptions:		
FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type
Roof	U	NA	80	6F		322043882	Final
Description of Use:	Tanks / Towers STAIR BULKHEAD AND MECHANICAL EQUIPMENT SPACE				Exceptions:		

CofO Comments: EXHIBIT I AND III ARE RECORDED WITH CITY REGISTER UNDER CRFN #2020000092781 #2020000092782

Borough Commissioner

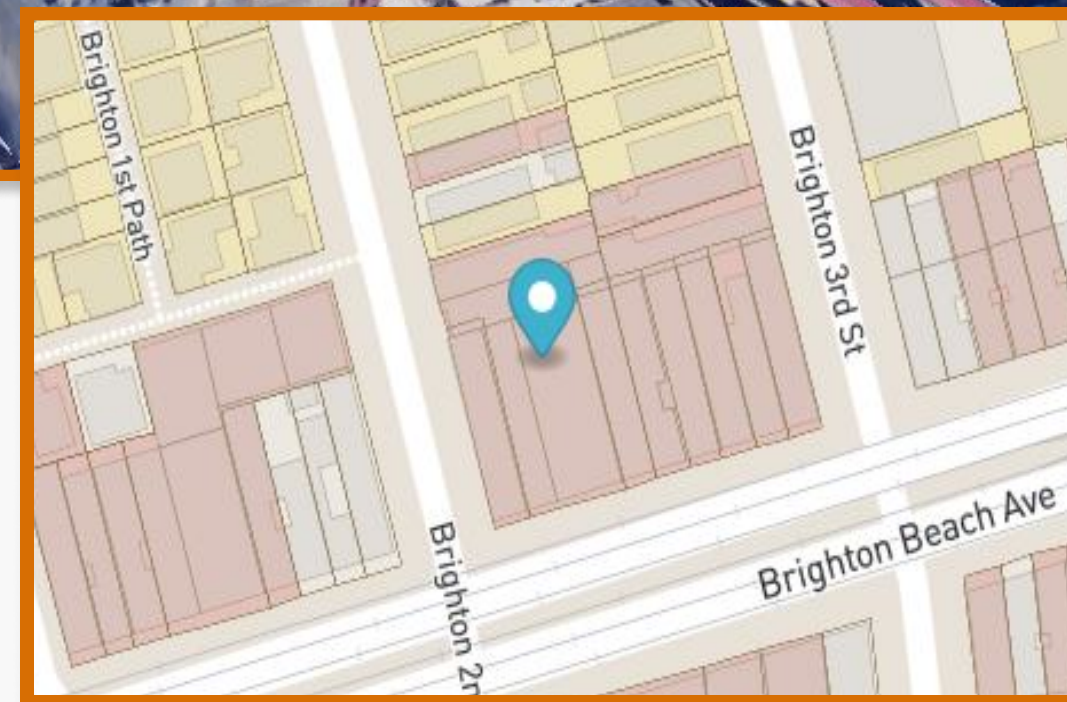
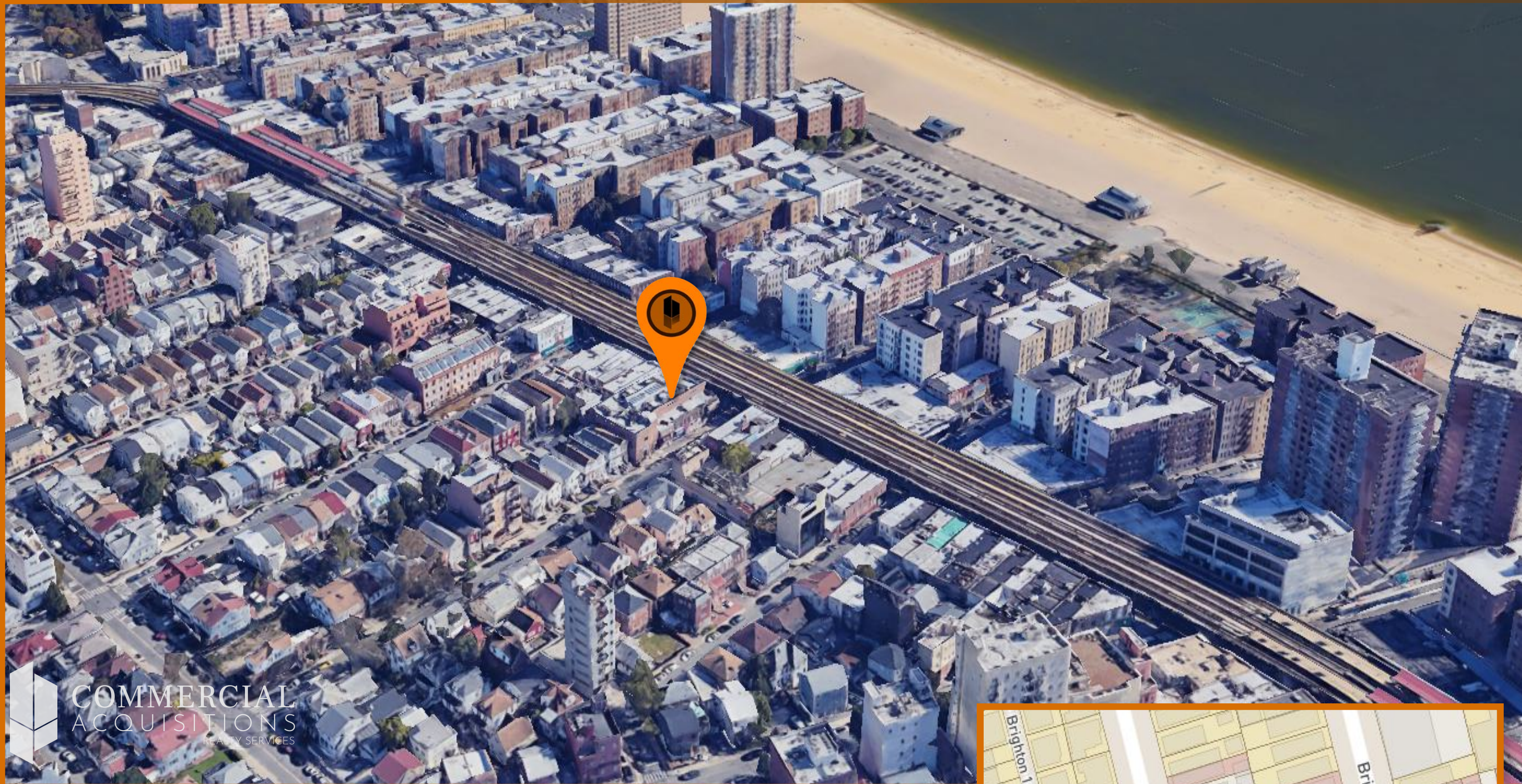


Commissioner



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CONTACT US



CONTACT EXCLUSIVE BROKER



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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 ☎ 917.939.3760 ✉ ARSEN@COMMERCIALACQ.COM 🌐 COMMERCIALACQ.COM

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