

OFFICE SPACE FOR LEASE

9921 4TH AVENUE

BROOKLYN, NY 11209



COMMERCIAL
ACQUISITIONS
REALTY SERVICES



COMMERCIAL
ACQUISITIONS
REALTY SERVICES



SCAN OR CLICK FOR A
3-D VIRTUAL TOUR

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

PROPERTY DETAILS

LOCATION INFO

BETWEEN 99TH & 100TH STREET

BLOCK & LOT

06135-7501

AVAILABLE SIZE

UNIT #L1 & #L2: 2,200 SF

BASE RENT

MODIFIED GROSS
\$7,000/MONTH

NEIGHBORHOOD

BAY RIDGE

ZONING

R6A, R4B, BR

COMMENTS

- LOTS OF WINDOWS
- CENTRAL HVAC
- HIGH CEILINGS
- HIGH TRAFFIC AREA
- CLOSE ACCESS TO BELT PARKWAY
- GREAT BRANDING OPPURTUNITY

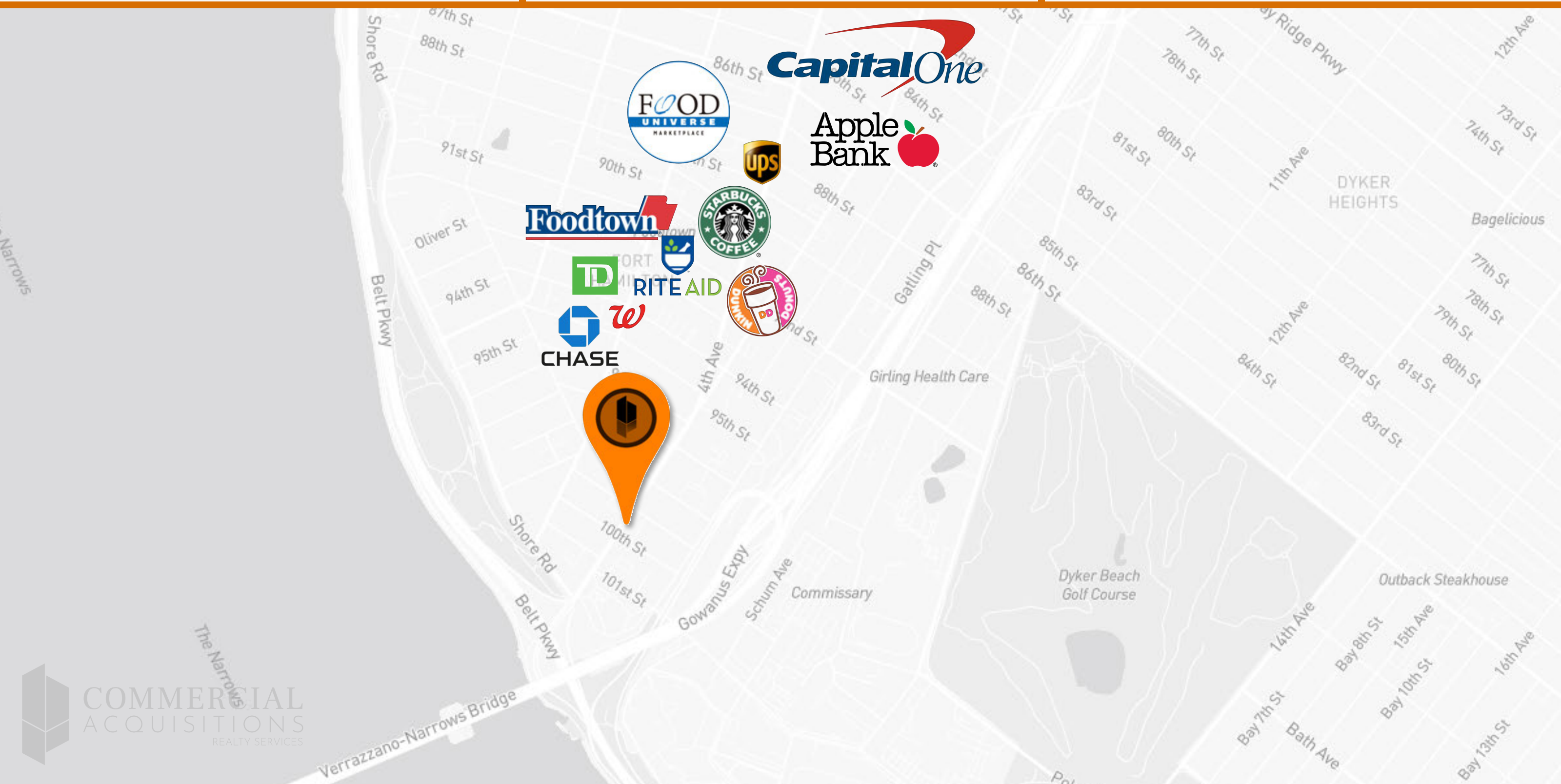
TRANSPORTATION

B8 **B16** **B37** **B63**
X27 **X37** **R**

Walk Score **91** Transit Score **87**

NEIGHBORHOOD TENANTS

- CHASE BANK
- BANK OF AMERICA
- APPLE BANK
- TD BANK
- WALGREENS
- RITE AID
- STARBUCKS
- DUNKIN'
- SUNOCO
- BP
- BURGERFI
- KEYFOOD



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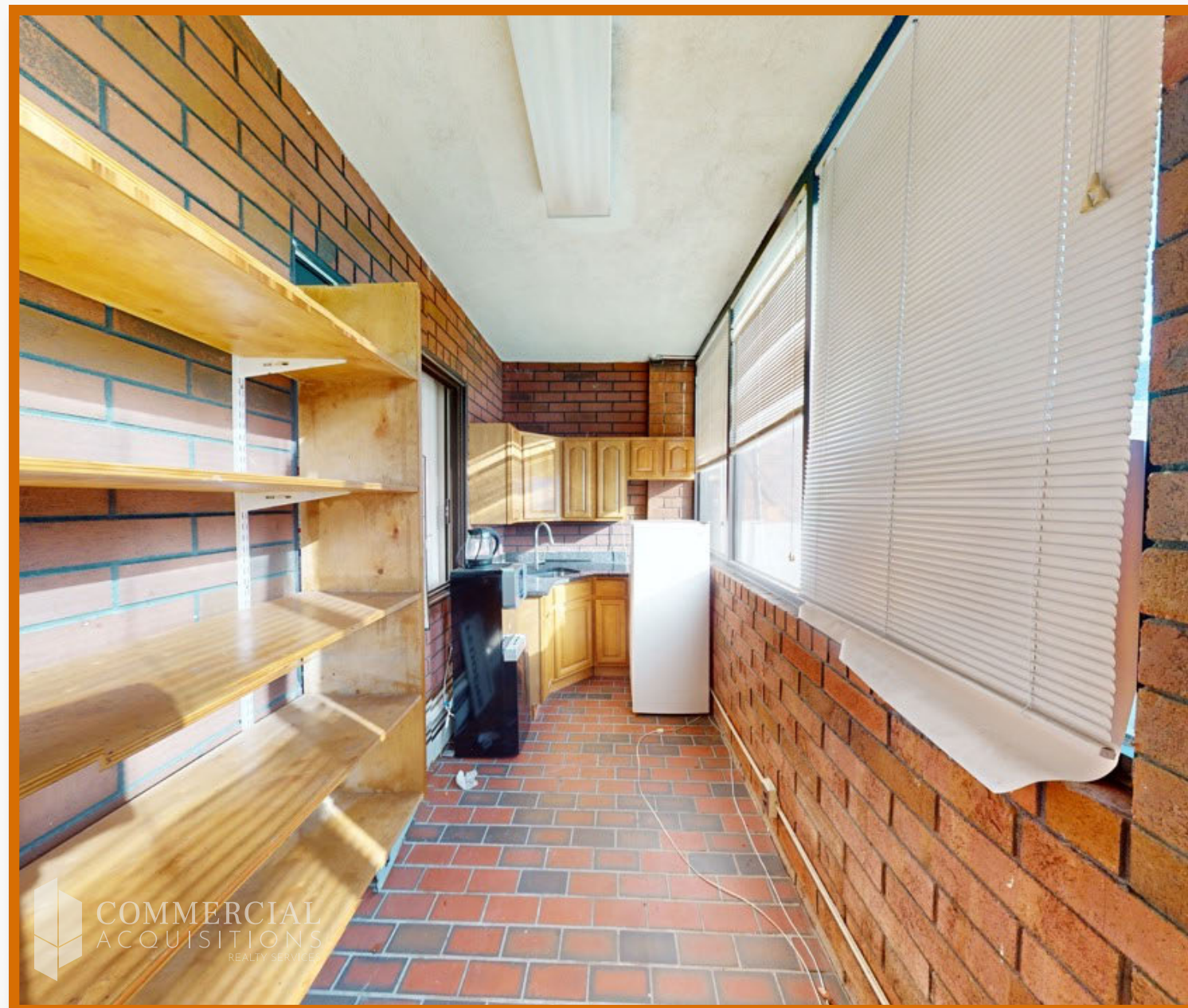
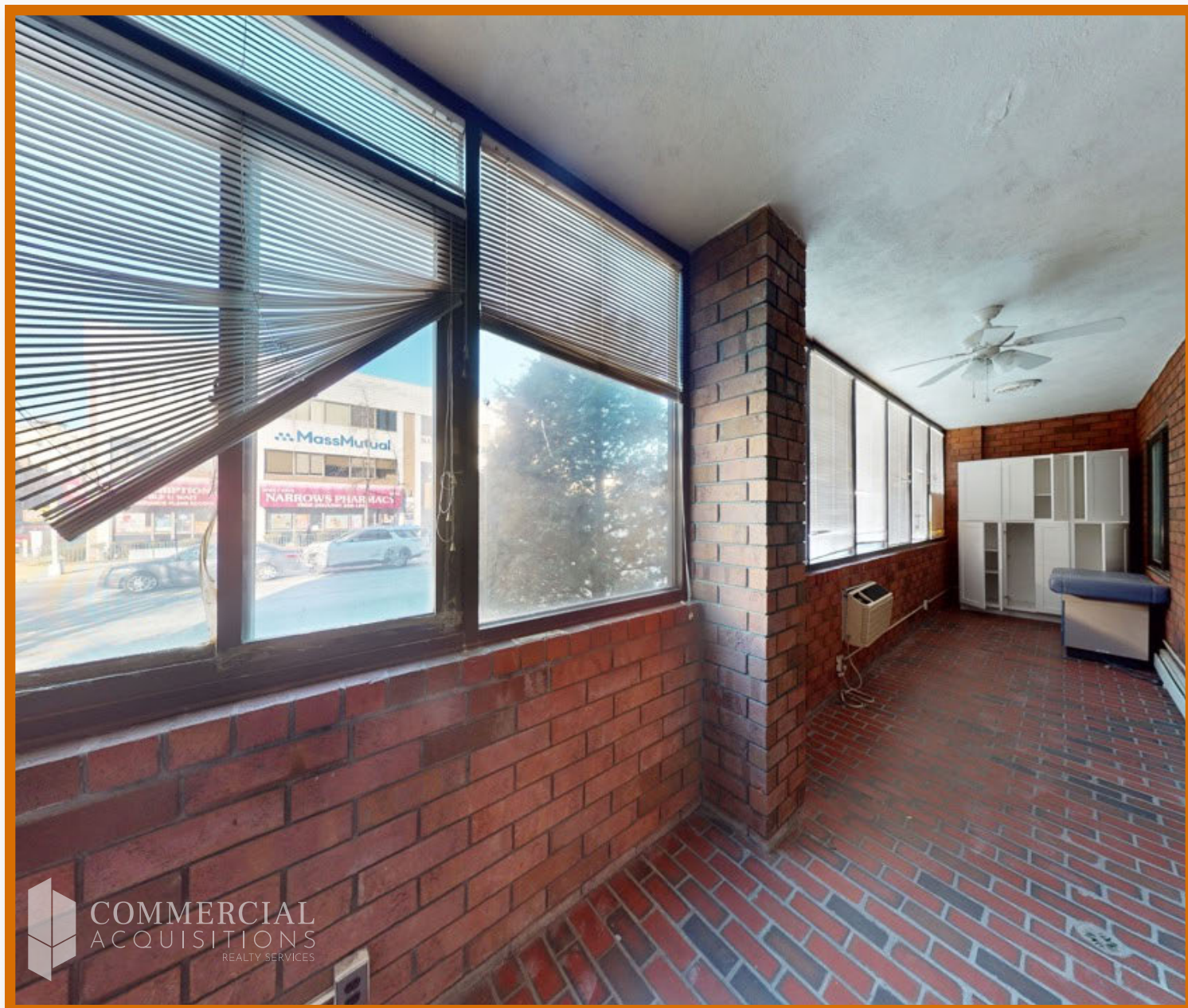
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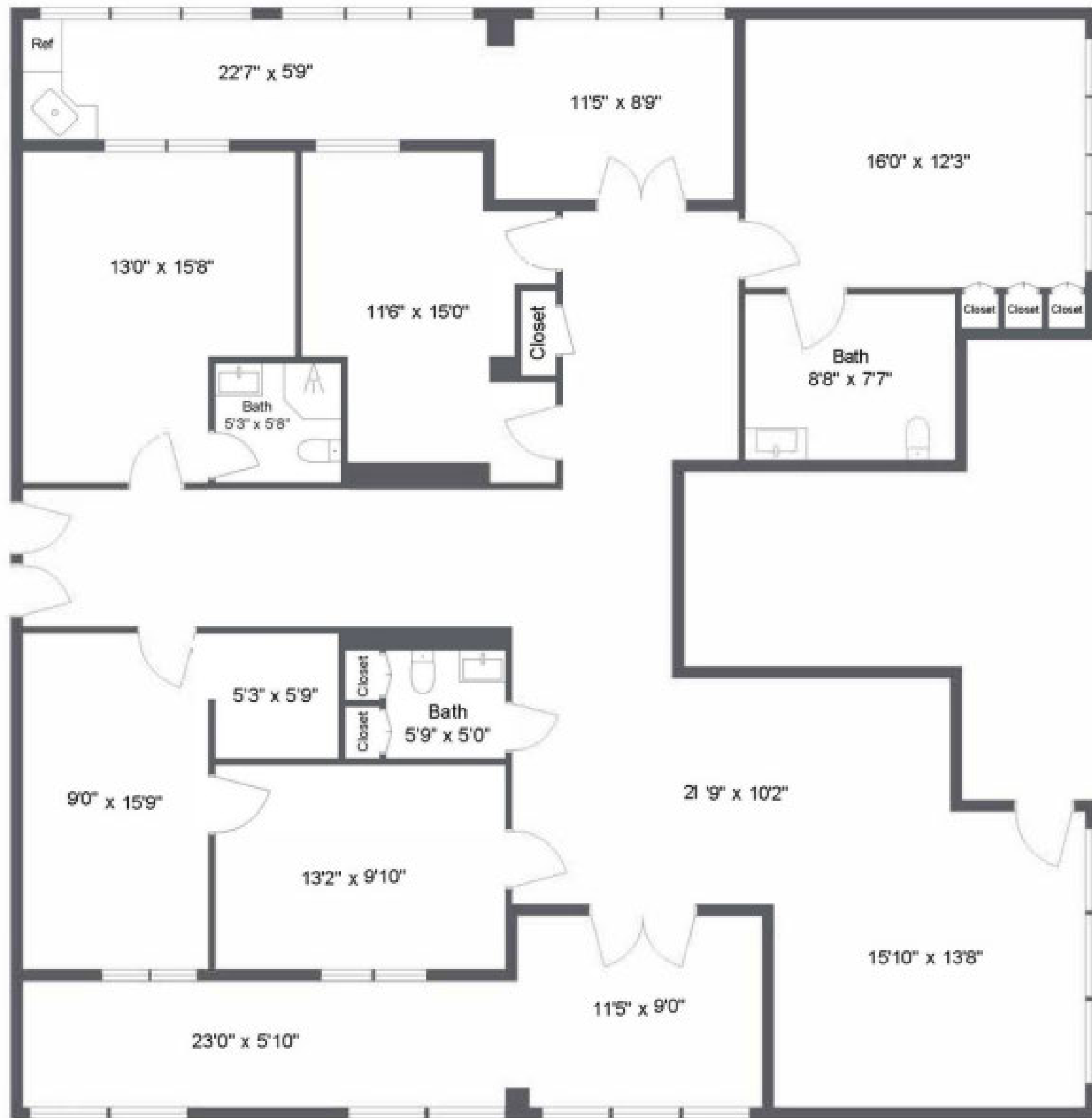
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9921 4TH AVENUE

UNIT #L1 & #L2
2,200 SF



100TH STREET



4TH AVENUE

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B Form 34 (Rev. 6/85)

THE CITY OF NEW YORK



DEPARTMENT OF BUILDINGS CERTIFICATE OF OCCUPANCY

BOROUGH Brooklyn

DATE: **NOV 1 1988** NO. **230493**

This certificate supersedes C.O. No. 227819

ZONING DISTRICT **R6 (BR)**

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

9921 4th Avenue

Block 6135

Lot 18

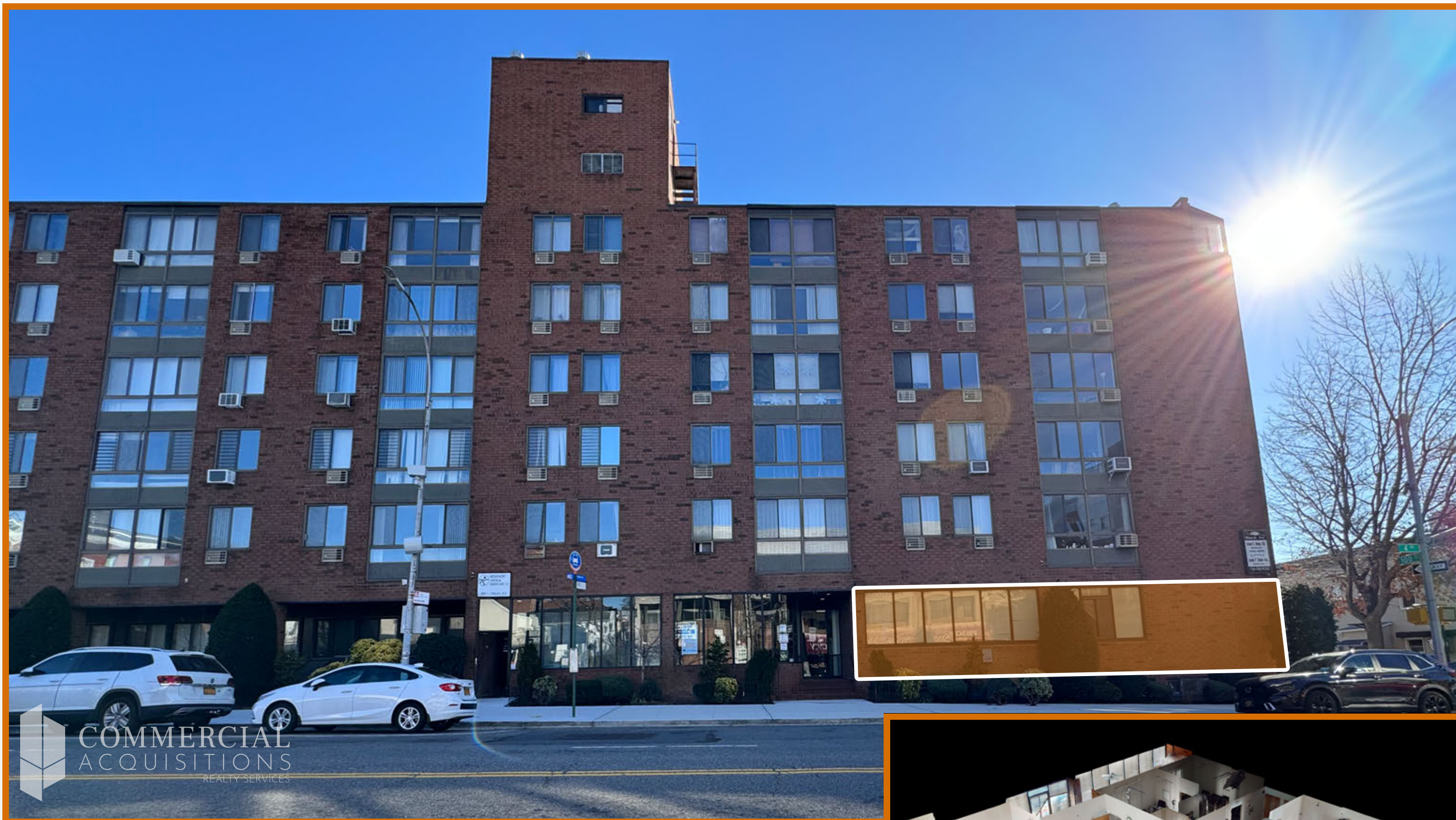
CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN

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
Cellar	On Ground	20	1	2	4	B2, D2 E J-2	Storage and Meter Rooms and Locker Rooms Medical Offices One (1) Apartment
First	50	20			4	E	Medical Offices
First	40		2	8	2	J-2	Two (2) Families
Second	40		10	26	2	J-2	Ten (10) Families
Third	40		10	26	2	J-2	Ten (10) Families
Fourth	40		10	26	2	J-2	Ten (10) Families
Fifth	40		10	26	2	J-2	Ten (10) Families
Sixth	40		10	26	2	J-2	Ten (10) Families
Total:			Fifty-Three (53) Apartments				
			New Code				
			Class "A" Multiple Dwelling				
			DECLARATION OF CONDOMINIUM FILED				
			Reel: 2189		Page 1841		



9921 4TH AVENUE



**COMMERCIAL
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REALTY SERVICES

CONTACT EXCLUSIVE BROKER



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ARSEN@COMMERCIALACQ.COM



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

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