

COMMERCIAL CONDO FOR SALE
269 BAY 8TH STREET
BROOKLYN, NY 11228



COMMERCIAL
ACQUISITIONS
REALTY SERVICES



COMMERCIAL
ACQUISITIONS
REALTY SERVICES

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

PROPERTY DETAILS

LOCATION INFO

CROPSEY AVE & BAY 8TH ST

SIZE

TOTAL BETWEEN 2 FLOORS: 3,243 SF

PROPERTY TAX

\$13,152/YEAR

MAINTENANCE

\$548.34/MONTH

ASKING PRICE

\$899,000

NEIGHBORHOOD

BATH BEACH

BLOCK & LOT

06459-1003

ZONING

R4

PARKING

3 CAR PARKING

COMMENTS

- 1ST FLOOR AND LOWER LEVEL OFFICE
- CENTRAL HEATING AND COOLING
- DELIVERED VACANT
- CLOSE ACCESS TO BELT PARKWAY

TRANSPORTATION

X28

X38

B8

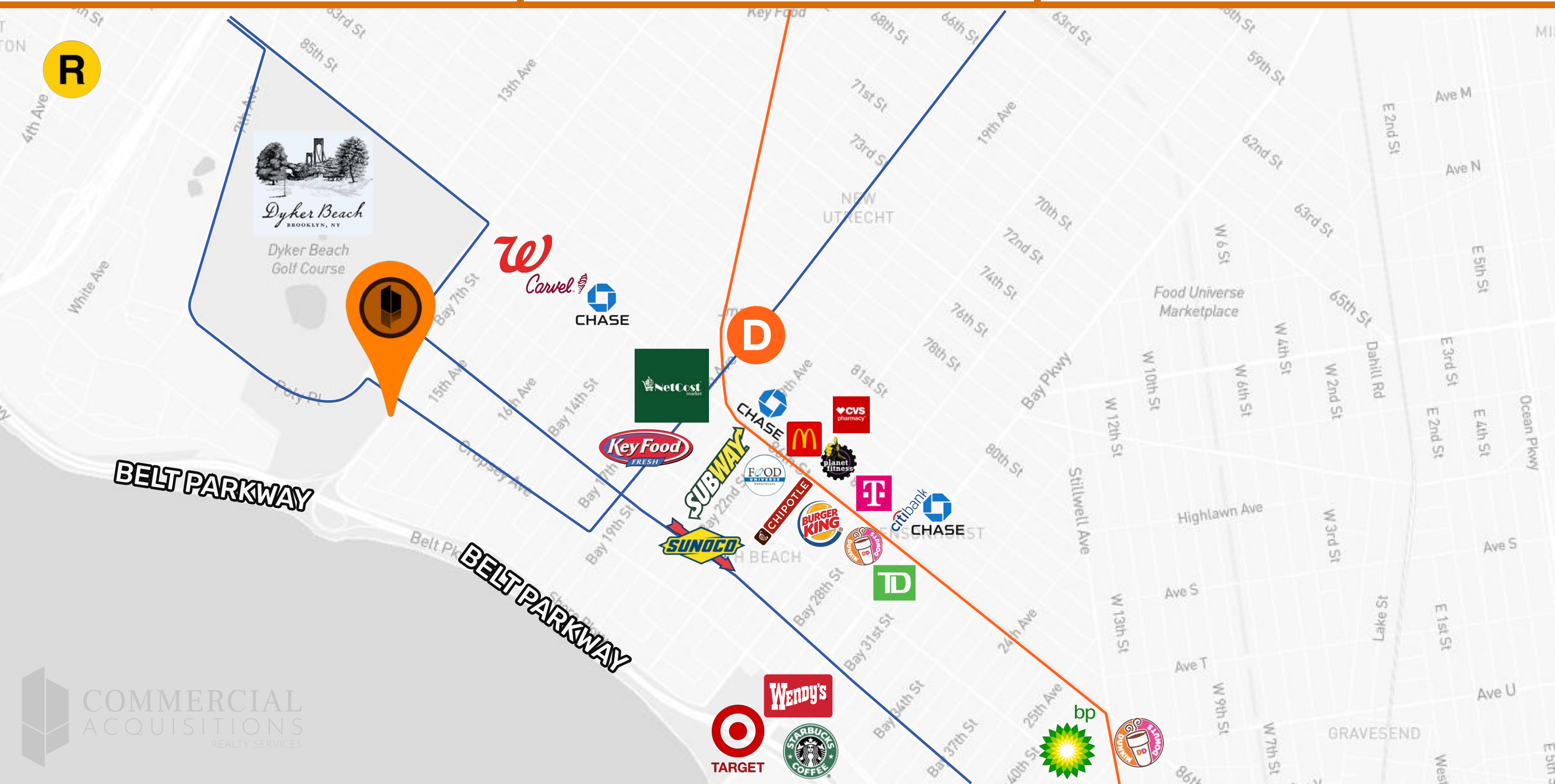
B64

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R

NEIGHBORHOOD TENANTS

- KEYFOOD
- FOOD UNIVERSE
- SUBWAY
- MCDONALD'S
- CHIPOTLE
- SUNOCO
- CHASE BANK
- TD BANK
- CITI BANK
- PLANET FITNESS



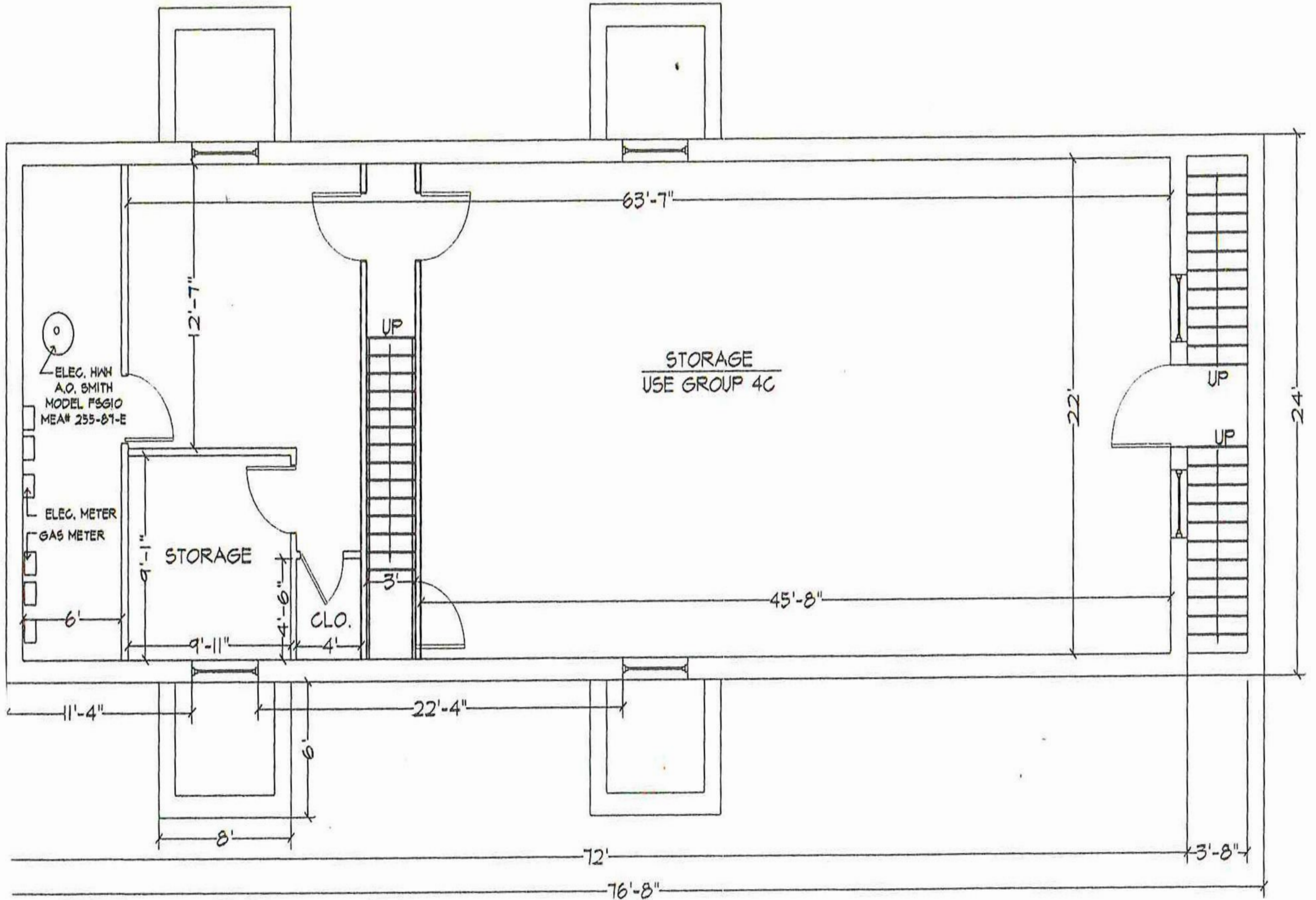
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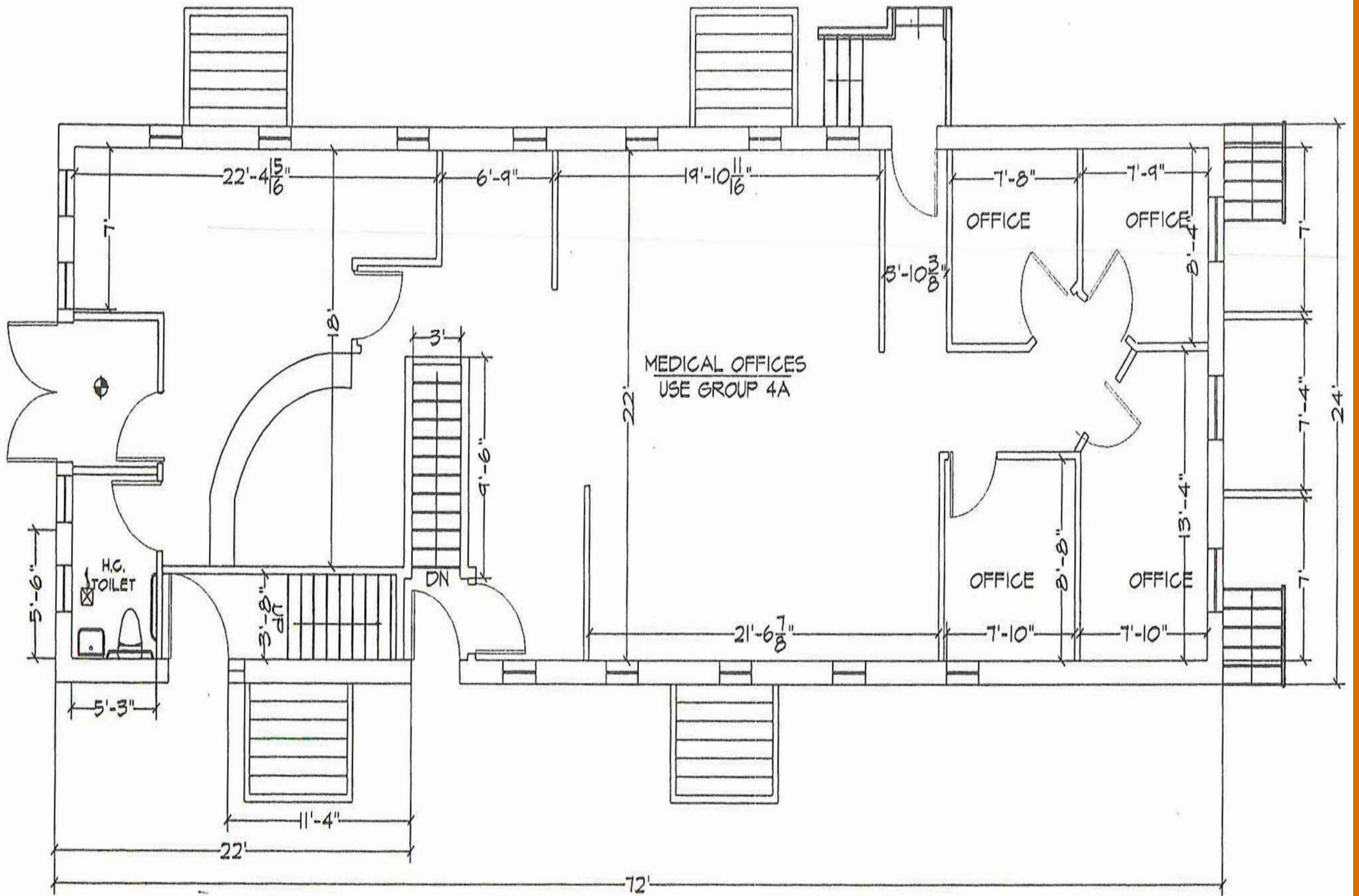


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BAY 8TH STREET



ENTRANCE - BAY 8TH STREET





Certificate of Occupancy

CO Number: 301133413F

This certifies that the premises described herein 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. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

| | | | |
|-----------|--|----------------------------|-----------------------------------|
| A. | Borough: Brooklyn | Block Number: 06459 | Certificate Type: Final |
| | Address: 269 BAY 8 STREET | Lot Number(s): 33 | Effective Date: 12/29/2003 |
| | Building Identification Number (BIN): 3402789 | Building Type: New | |

For zoning lot metes & bounds, please see BISWeb.

| | | |
|--------------------------|---|---------------------------------|
| B. | Construction classification: 1-C (1968 Code) | |
| | Building Occupancy Group classification: J-3 (1968 Code) | |
| | Multiple Dwelling Law Classification: None | |
| No. of stories: 2 | Height in feet: 25 | No. of dwelling units: 2 |

C. Fire Protection Equipment:
None associated with this filing.

D. Type and number of open spaces:
None associated with this filing.

E. This Certificate is issued with the following legal limitations:
None

Borough Comments: None

Permissible Use and Occupancy

All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.

| Floor From To | Maximum persons permitted | Live load lbs per sq. ft. | Building Code occupancy group | Dwelling or Rooming Units | Zoning use group | Description of use |
|---------------|---------------------------|---------------------------|-------------------------------|---------------------------|------------------|---|
| CEL | | OG | B2 | | 4C | STORAGE ROOM, MECHANICAL ROOM. |
| BAS | 18 | 60 | E | | 4A | MEDICAL OFFICES |
| OS P | | | | | | 6 PARKING SPACES NOTE: TWO FAMILY DWELLING UNITS WITH MEDICAL OFFICES AND 6 OPEN ACCESSORY OFF-STREET PARKING SPACES. |
| 001 | | 40 | J3 | 1 | 2 | (2) ONE HALF FAMILY DWELLING. |
| 002 | | 40 | J3 | 1 | 2 | (2) ONE HALF FAMILY DWELLING |

END OF SECTION

269 BAY 8TH STREET



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 ☎ 718.517.8700 ✉ ARSEN@COMMERCIALACQ.COM 🌐 COMMERCIALACQ.COM

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