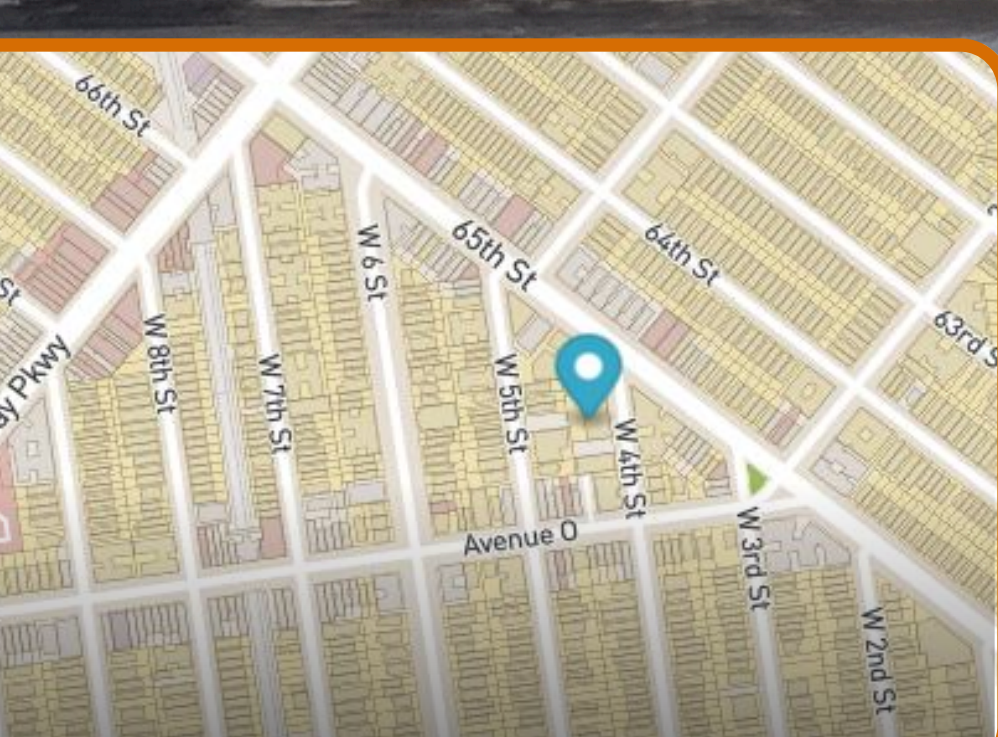


# SPACE FOR LEASE



**1414 W 4TH ST,  
BROOKLYN, NY 11204**

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



# PROPERTY DETAILS

## LOCATION INFO

**65TH ST & WEST 4TH ST**

## NEIGHBORHOOD

**BENSONHURST**

## BLOCK & LOT

**3-06580-1301**

## ZONING

**R4**

## SIZE

**UNIT #C1: 8,840 SF**

## PROPERTY TAX

**\$2,963/YEAR**

## CAM CHARGES

**\$2,182/MONTH**

## ASKING PRICE

**\$40 P/SF**

## COMMENTS

- **GROUND FLOOR COMMERCIAL CONDO FOR LEASE**
- **15 YEAR TAX ABATEMENT IN PLACE (2033)**
- **FULLY BUILT BRAND NEW STATE OF THE ART MEDICAL/ DIALYSIS FACILITY**
- **CENTRAL HEATING AND COOLING**
- **CLOSE ACCESS TO BELT PARKWAY**

**1414 W 4TH ST, BROOKLYN, NY 11204**

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# LOCATION OVERVIEW



TRANSPORTATION

B8

B64

D

F

N

Walk Score  
94

Transit Score  
96

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# PROPERTY PHOTOS



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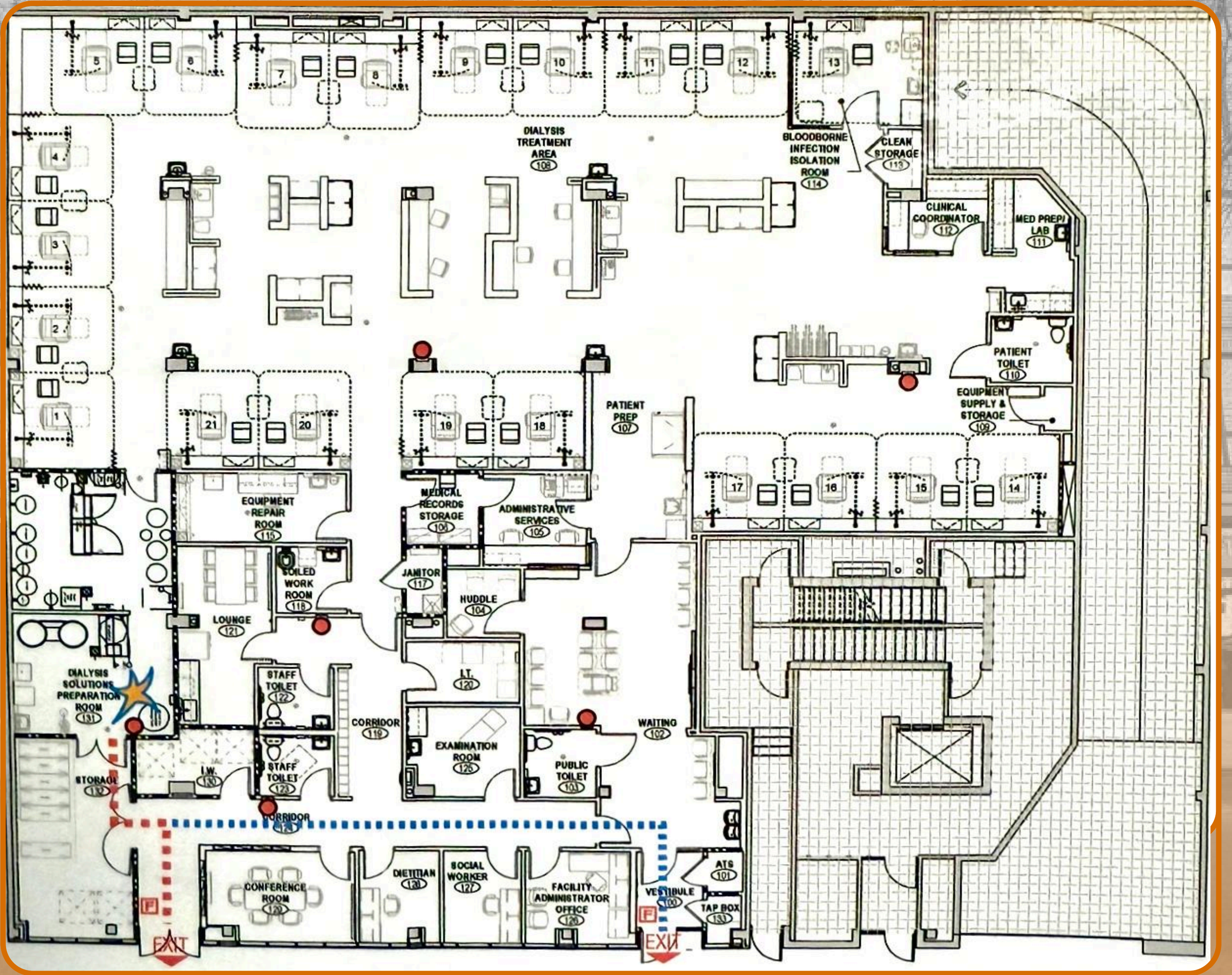






COMMERCIAL  
ACQUISITIONS  
REALTY SERVICES

# FLOOR PLAN



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





## Certificate of Occupancy

CO Number: 302181886F

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.*

<b>A.</b>	<b>Borough:</b> Brooklyn	<b>Block Number:</b> 06580	<b>Certificate Type:</b> Final
	<b>Address:</b> 1414 WEST 4 STREET	<b>Lot Number(s):</b> 17	<b>Effective Date:</b> 11/15/2018
	<b>Building Identification Number (BIN):</b> 3424450	<b>Building Type:</b> New	
<i>For zoning lot metes &amp; bounds, please see BISWeb.</i>			
<b>B.</b>	<b>Construction classification:</b> 1-B	(2014/2008 Code)	
	<b>Building Occupancy Group classification:</b> R-2	(2014/2008 Code)	
	<b>Multiple Dwelling Law Classification:</b> HAEA		
	<b>No. of stories:</b> 5	<b>Height in feet:</b> 55	<b>No. of dwelling units:</b> 30
<b>C.</b>	<b>Fire Protection Equipment:</b> None associated with this filing.		
<b>D.</b>	<b>Type and number of open spaces:</b> None associated with this filing.		
<b>E.</b>	<b>This Certificate is issued with the following legal limitations:</b> None		
<b>Borough Comments:</b> None			

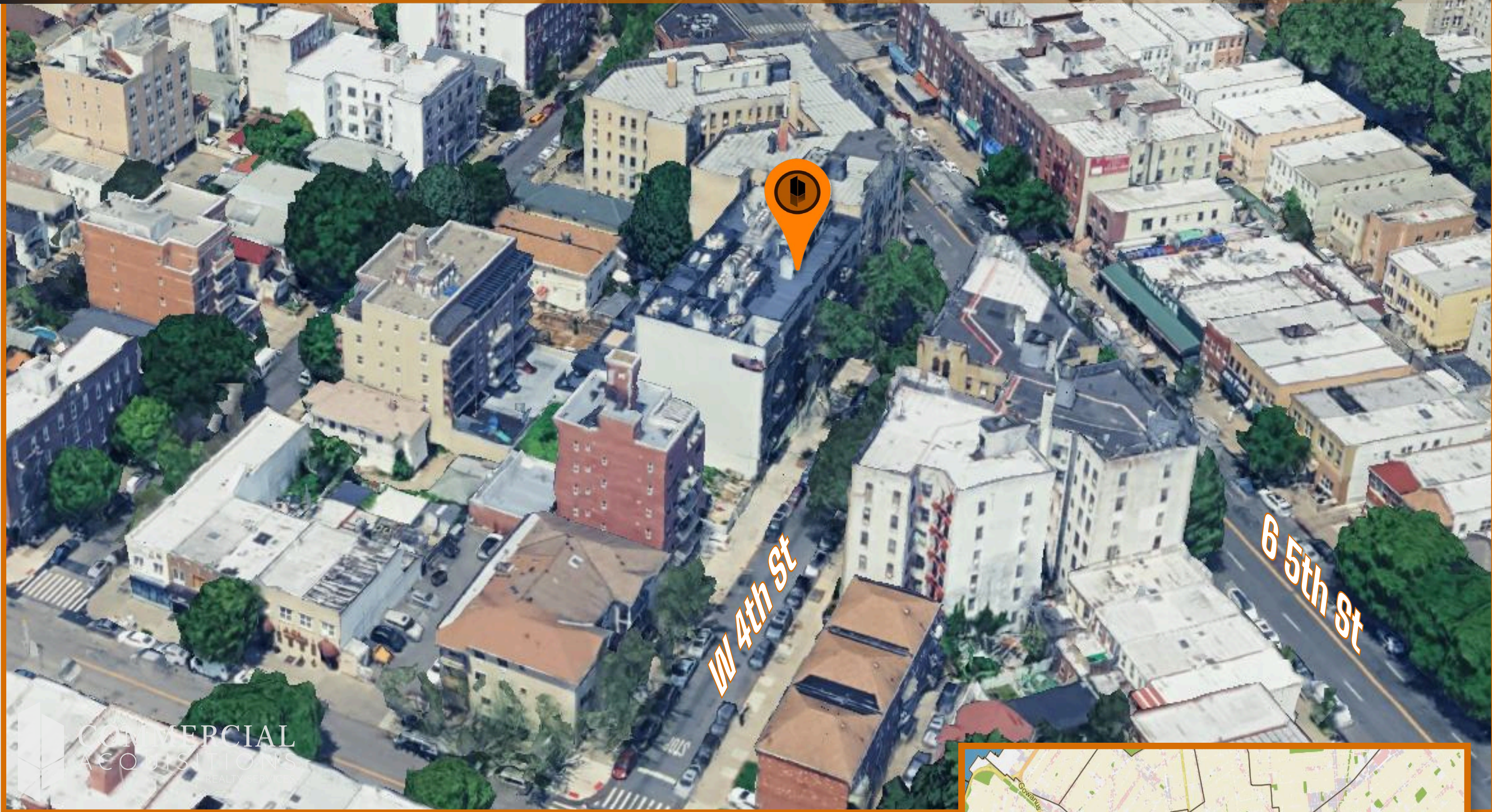
### Permissible Use and Occupancy

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	59	OG			2	METER ROOM, COMPACTOR ROOM, ELECTRICAL ROOM, 23 CAR PARKING SPACES, 15 BICYCLE PARKING
001	83	100	R-2 B		4	RESIDENTIAL LOBBY, AMBULATORY DIAGNOSTIC FACILITY.
002	33	40	R-2	8	2	8 DWELLING UNITS
003	33	40	R-2	8	2	8 DWELLING UNITS
004	33	40	R-2	8	2	8 DWELLING UNITS
005	32	40	R-2	6	2	6 DWELLING UNITS
RO F	64	40	R-2		2	OUTDOOR AND INDOOR RECREATIONAL SPACE
TOTAL: 30 DWELLING UNITS						

END OF SECTION





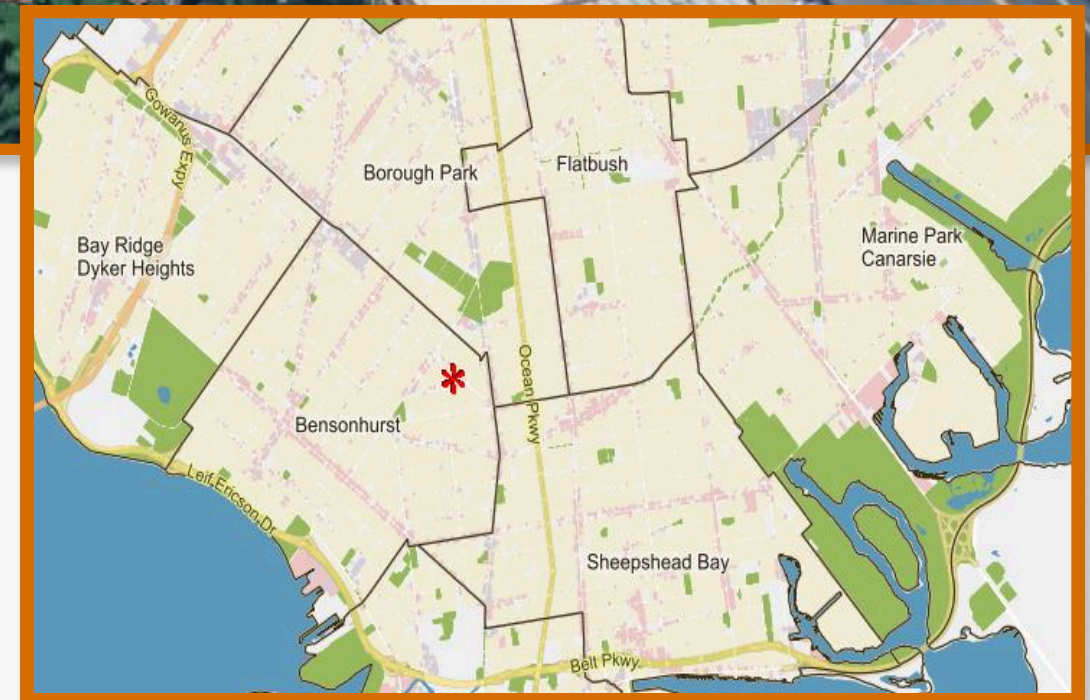
## CONTACT EXCLUSIVE BROKER



**VADIM ATBASHYAN**

**CELL: 516.852.1601**

**VADIM@COMMERCIALACQ.COM**



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

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