

RETAIL SPACE FOR LEASE

1938 CONEY ISLAND AVE

BROOKLYN, NY 11230



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

PROPERTY DETAILS

LOCATION INFO

CONEY ISLAND AVE & AVE P

BLOCK & LOT

06617-0045

AVAILABLE SIZE

4,500 SF

BASE RENT

MODIFIED GROSS

\$50 PSF

NEIGHBORHOOD

MIDWOOD

ZONING

C8-2, OP

COMMENTS

- RETAIL SPACE IN NEW BUILDING
- CENTRAL HVAC
- HIGH TRAFFIC AREA
- 14 FT CEILINGS
- 45 FT FRONTAGE ON AVE P
- 70 FT FRONTAGE ON CONEY ISLAND AVE
- SUBDIVISION IS POSSIBLE (50/50 SPLIT)
- PARKING AVAILABLE FOR ADDITIONAL RENT

TRANSPORTATION

B7

B68

B82

B

Q

Walk Score

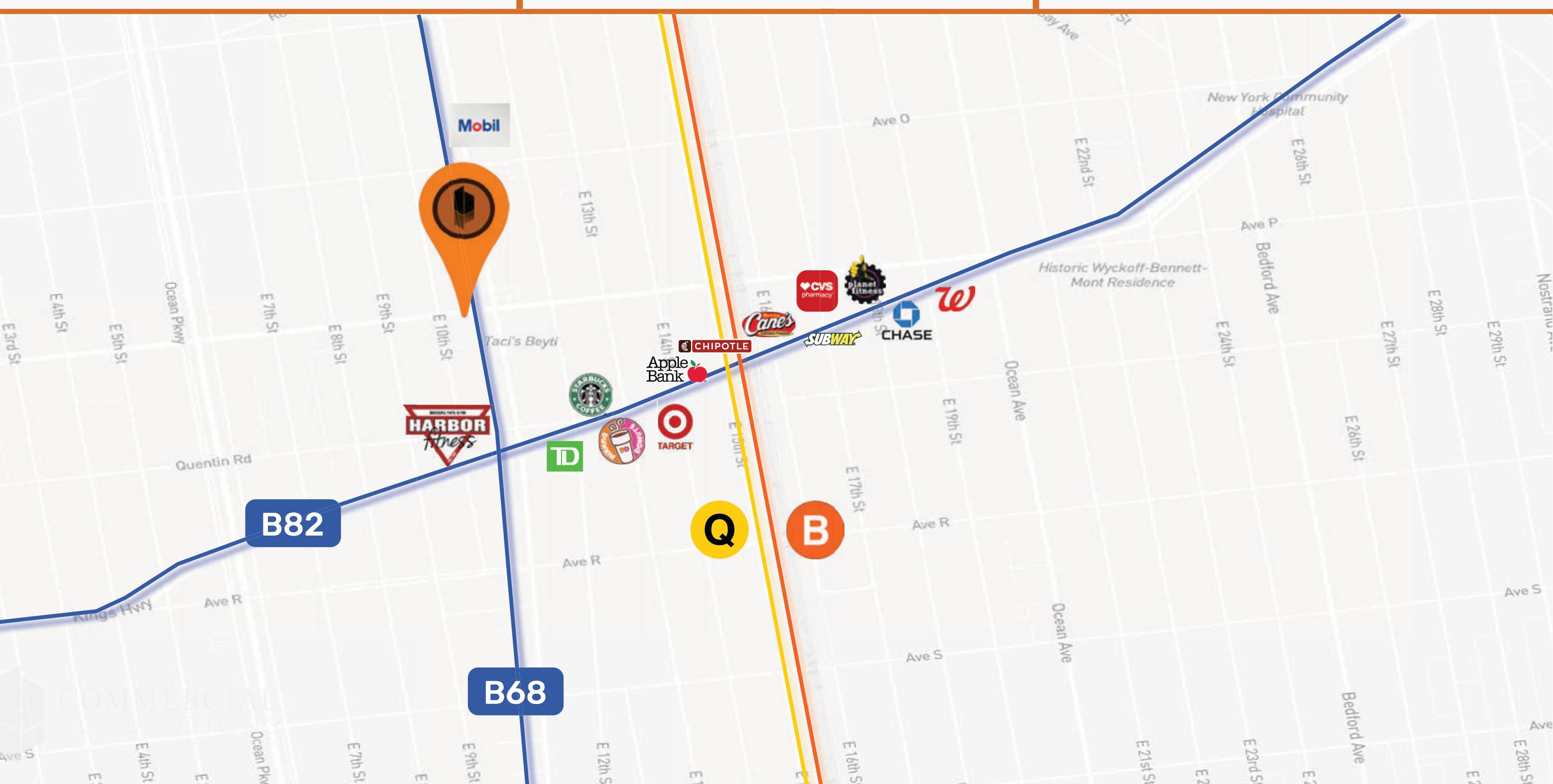
96

Transit Score

94

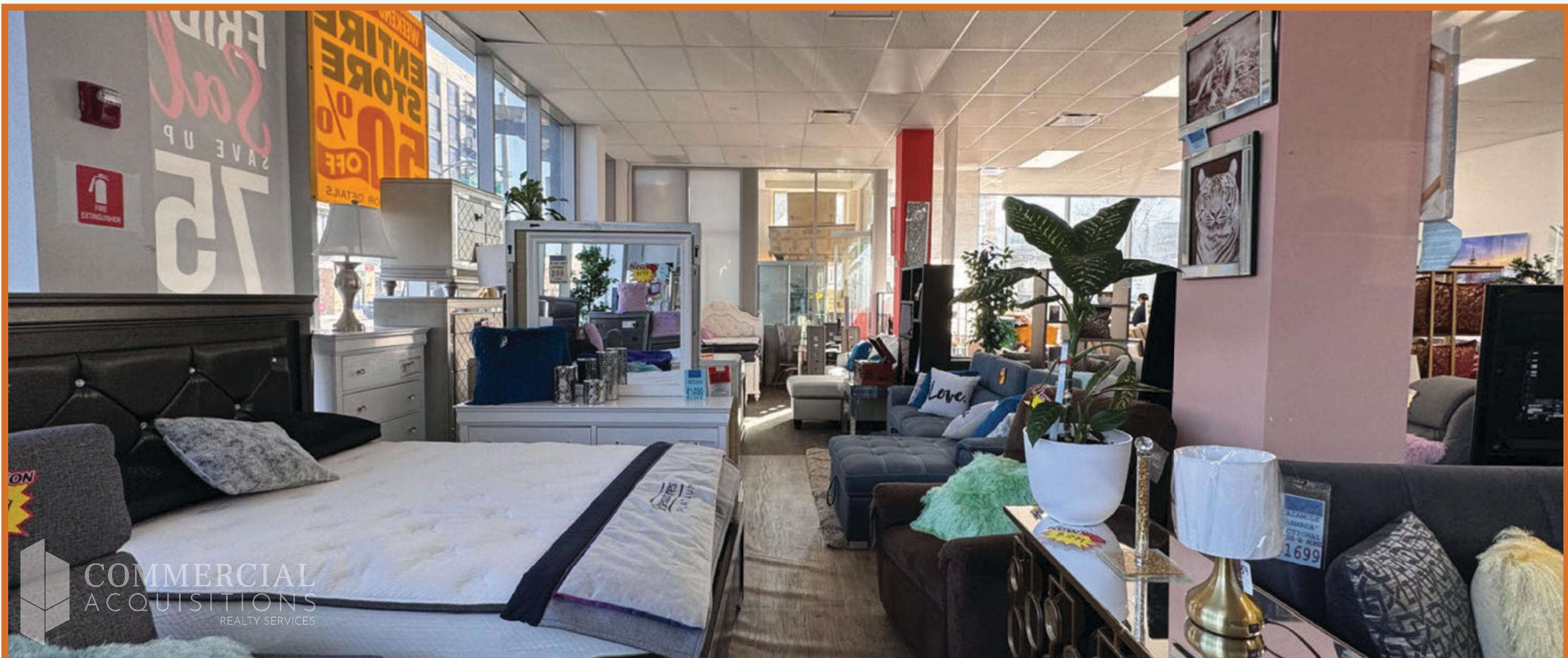
NEIGHBORHOOD TENANTS

-APPLE BANK	-RAISING CANE'S
-CHASE BANK	-SUBWAY
-TD BANK	-STARBUCKS
-VERIZON	-KFC
-T.J. MAXX	-HARBOR FITNESS
-TARGET	-CVS



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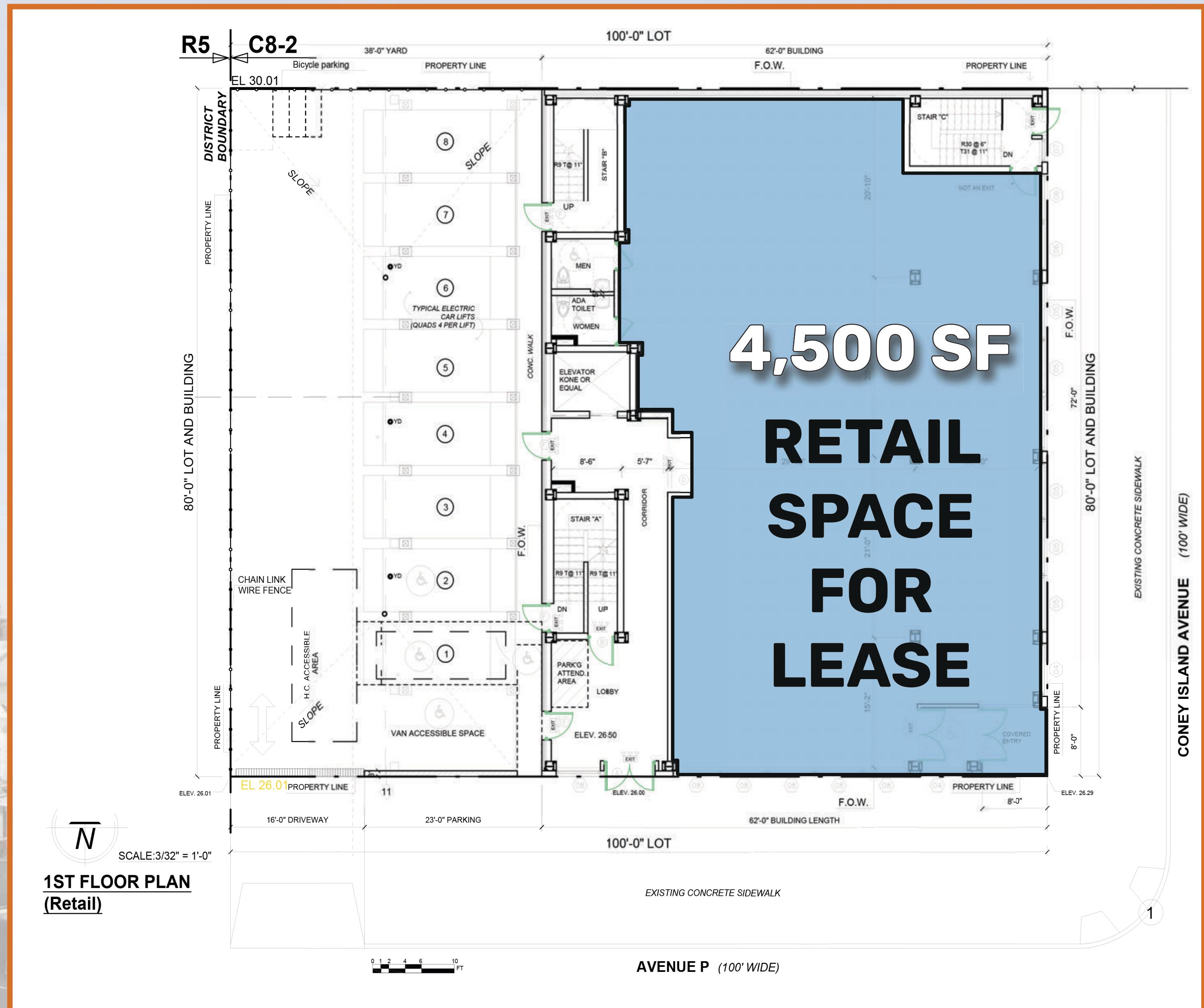
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Certificate of Occupancy

CO Number: 3425805-00000002

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 Address: 1938 CONEY ISLAND AVENUE Building Identification Number(BIN): 3425805	Block Number: 6617 Lot Number(s): 45 Additional Lot Number(s): Application Type: Alteration CO	Full Building Certificate Type: Final Date Issued: 05/16/2022
This building is subject to this Building Code: 2014			
This Certificate of Occupancy is associated with job# B00673926-I1			
B.	Construction Classification: I-B 2-Hour Protected (Non-Combustible) Building Occupancy Group classification: B - Business: Occupied for transacting business Multiple Dwelling Law Classification: Not Applicable		
	No. of stories: 7	Height in feet: 87	No. of dwelling units: 0
C.	Parking Spaces and Loading Berths: - Open Parking Spaces: 33. Enclosed Parking Spaces: 0. Total Loading Berths: Not available		

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	B	36	OG	6B		321126517	Final
Description of Use:	Offices BUSINESS USES (OTHER THAN RETAIL)				Exceptions:		
Cellar	A-3	131	OG	4A		B00673926	Final
Description of Use:	House of Worship HOUSE OF WORSHIP, ACCESSORY LIBRARY, ACCESSORY CLASSROOMS, ACCESSORY OFFICES				Exceptions:		
Open Space	S-2	N/A	OG	6F	0	321126517	Final
Description of Use:	Parking Garage 33 PARKING SPACES				Exceptions:		
Floor 1	M	126	100	6C	0	321126517	Final
Description of Use:	Retail Sales RETAIL STORES				Exceptions:		
Floor 2	A-3	39	50	4A	0	321126517	Final
Description of Use:	Community/Exhibition/Lecture Hall COMMUNITY CENTER (ACCESSORY OFFICES TO COMMUNITY CENTER)				Exceptions:		

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CONTACT EXCLUSIVE BROKER



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