

# 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, 0P

- 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

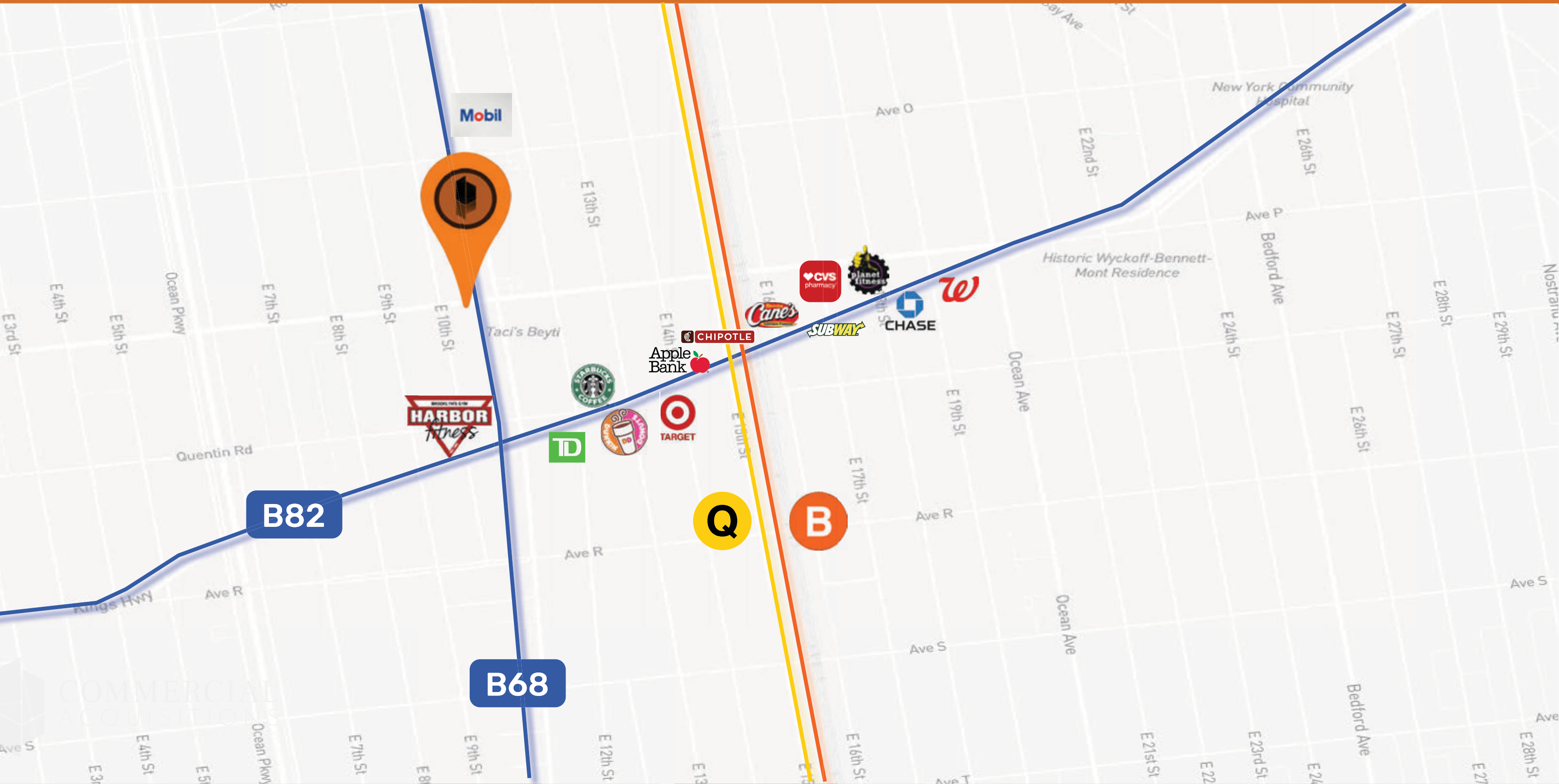
Q

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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Certificate of Occupancy

CO Number:3425805-0000002

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



**ARSEN ATBASHYAN**

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**© 2500 CONEY ISLAND AVENUE, 2ND FLOOR, BROOKLYN, NY 11223 ☎ 917.939.3760 ✉ ARSEN@COMMERCIALACQ.COM 🌐 COMMERCIALACQ.COM**

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