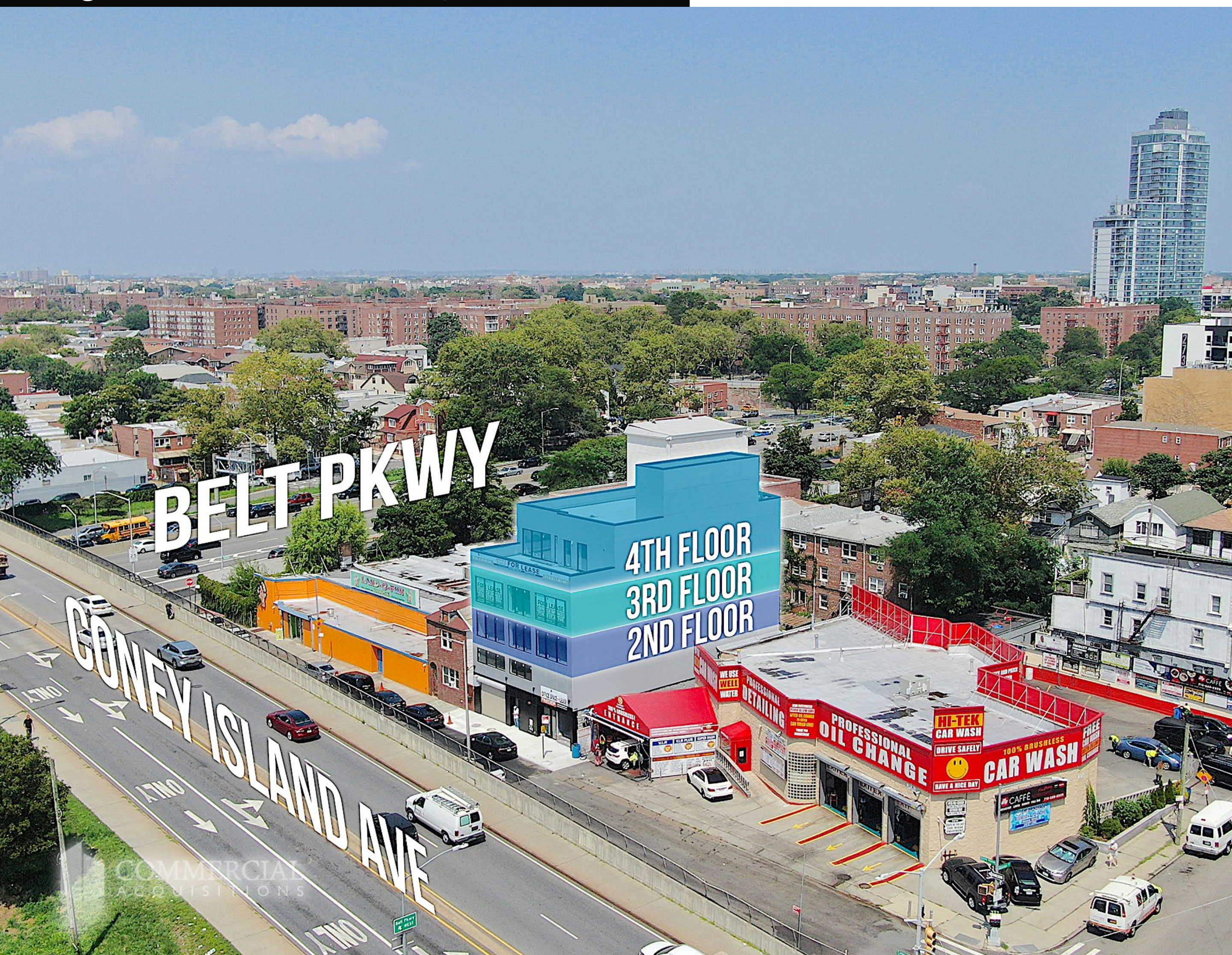


NEW OFFICE BUILDING FOR LEASE 2971 CONEY ISLAND AVE

Brighton Beach Brooklyn, NY 11235



COMMERCIAL
ACQUISITIONS
REALTY SERVICES



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

DETAILS

LOCATION INFO

Btw Shore Pkwy & Banner Ave

SIZE

2nd Fl 2,728 SF

3rd Fl 2,728 SF

4th Fl 2,172 SF (with terrace)

BLOCK & LOT

08761-0006

PRICE:

* 2nd and 3rd Floors **\$35 PSF**

* 4th floor **\$38 PSF**

NEIGHBORHOOD

Brighton Beach

ZONING

C8-1

OVERVIEW

- Possession 4th Q 2023
- Delivered as a Vanilla Box
- Elevator Building
- Onsite Parking Available
- Great Location

TRANSPORTATION

B4

B68

B

Q

Walk Score
94

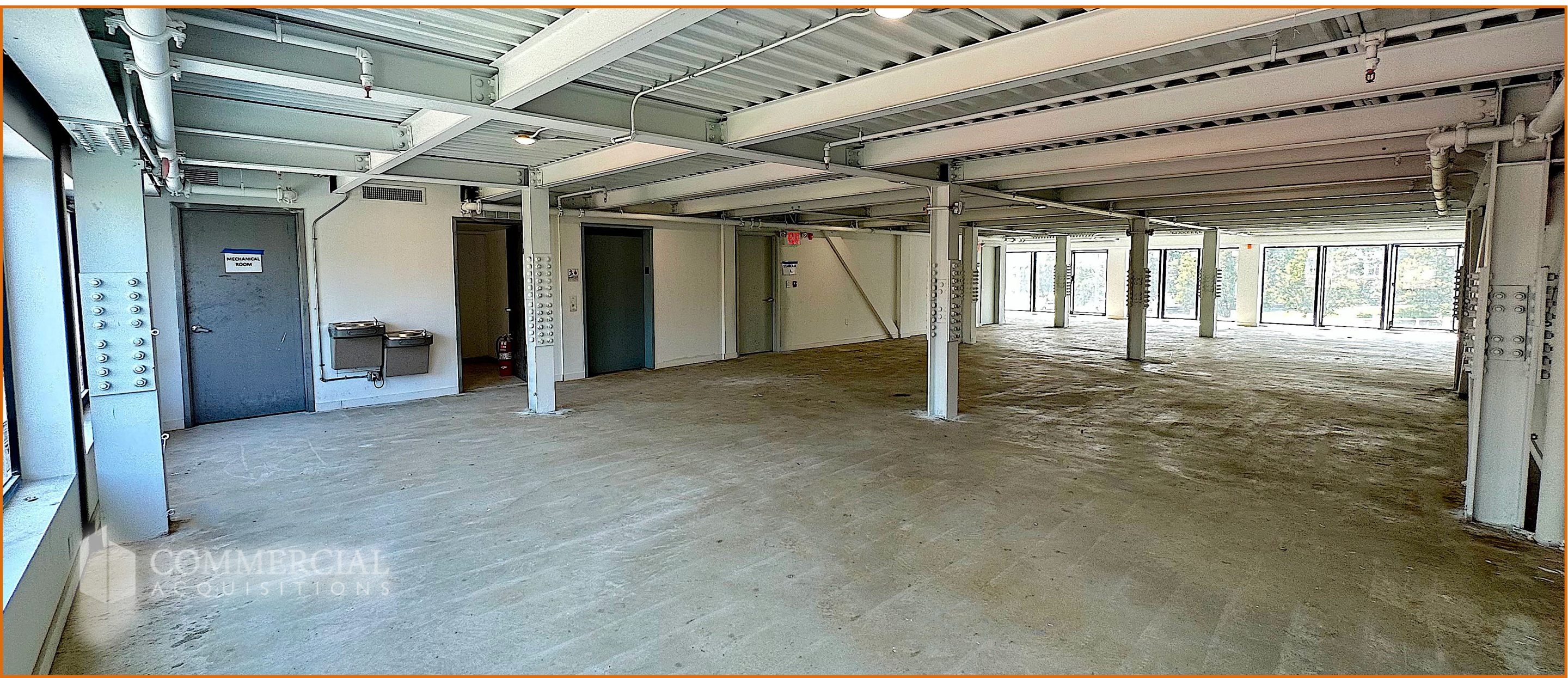
Transit Score
87

Bike Score
63

NEIGHBORING TENANTS

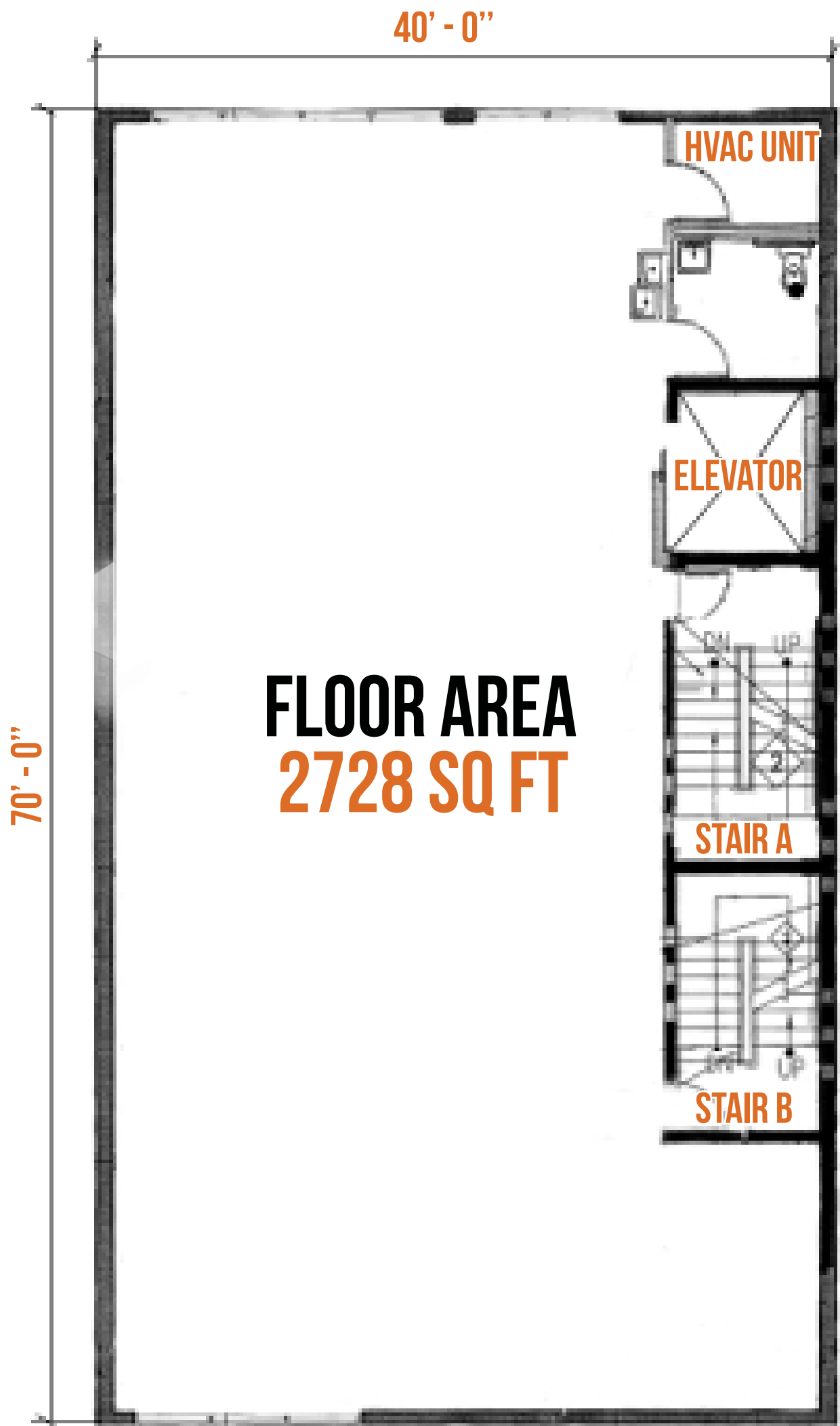
- Dunkin'
- Exxon
- TD Bank
- Starbucks
- Car Wash
- BP
- Walgreens
- Chase Bank





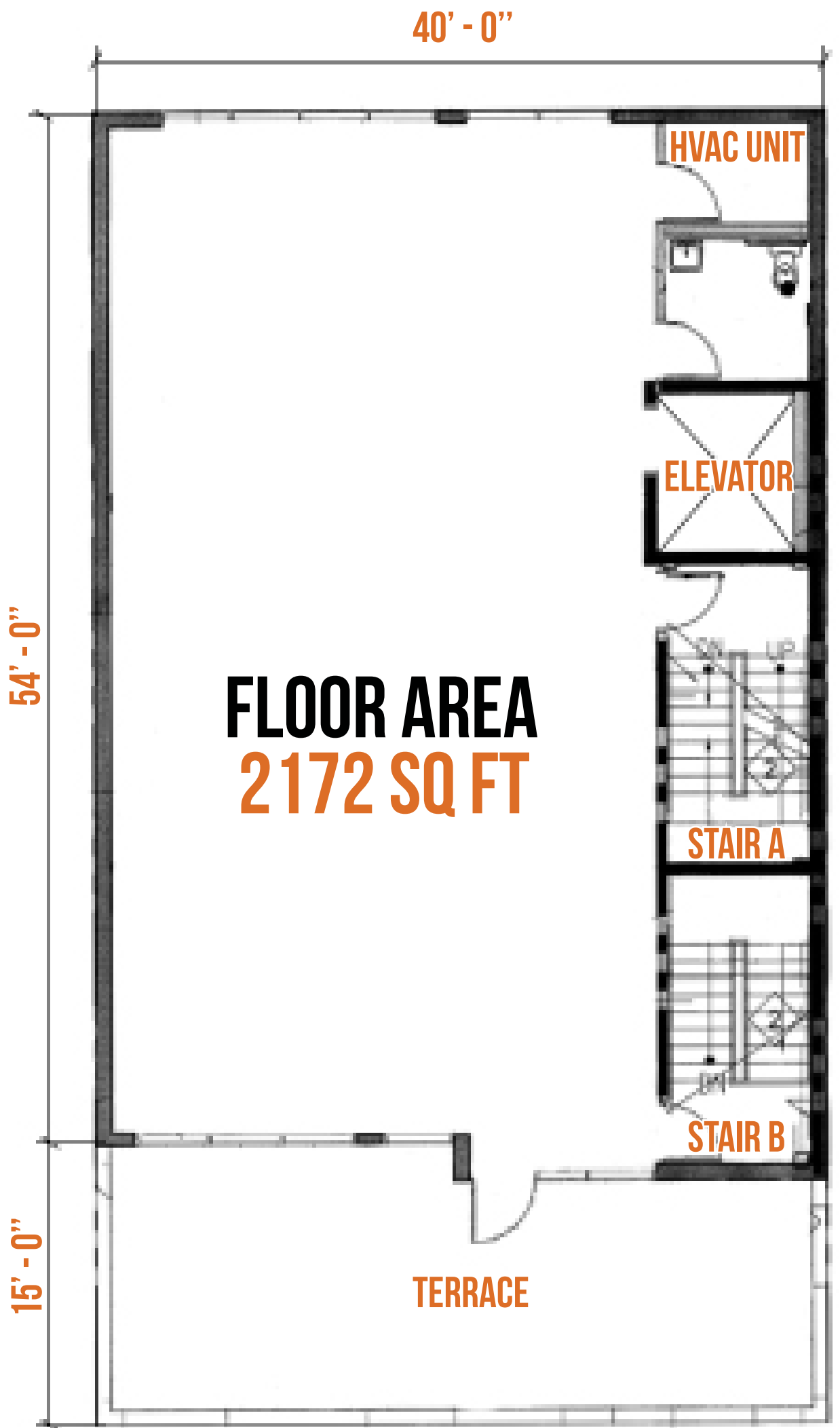






FLOOR AREA
2728 SQ FT

2ND AND 3RD FLOORS



FLOOR AREA
2172 SQ FT

4TH FLOOR

2971 CONEY ISLAND



COMMERCIAL
ACQUISITIONS
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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 | 718.513.1889 | ARSEN@COMMERCIALACQ.COM | COMMERCIALACQ.COM

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