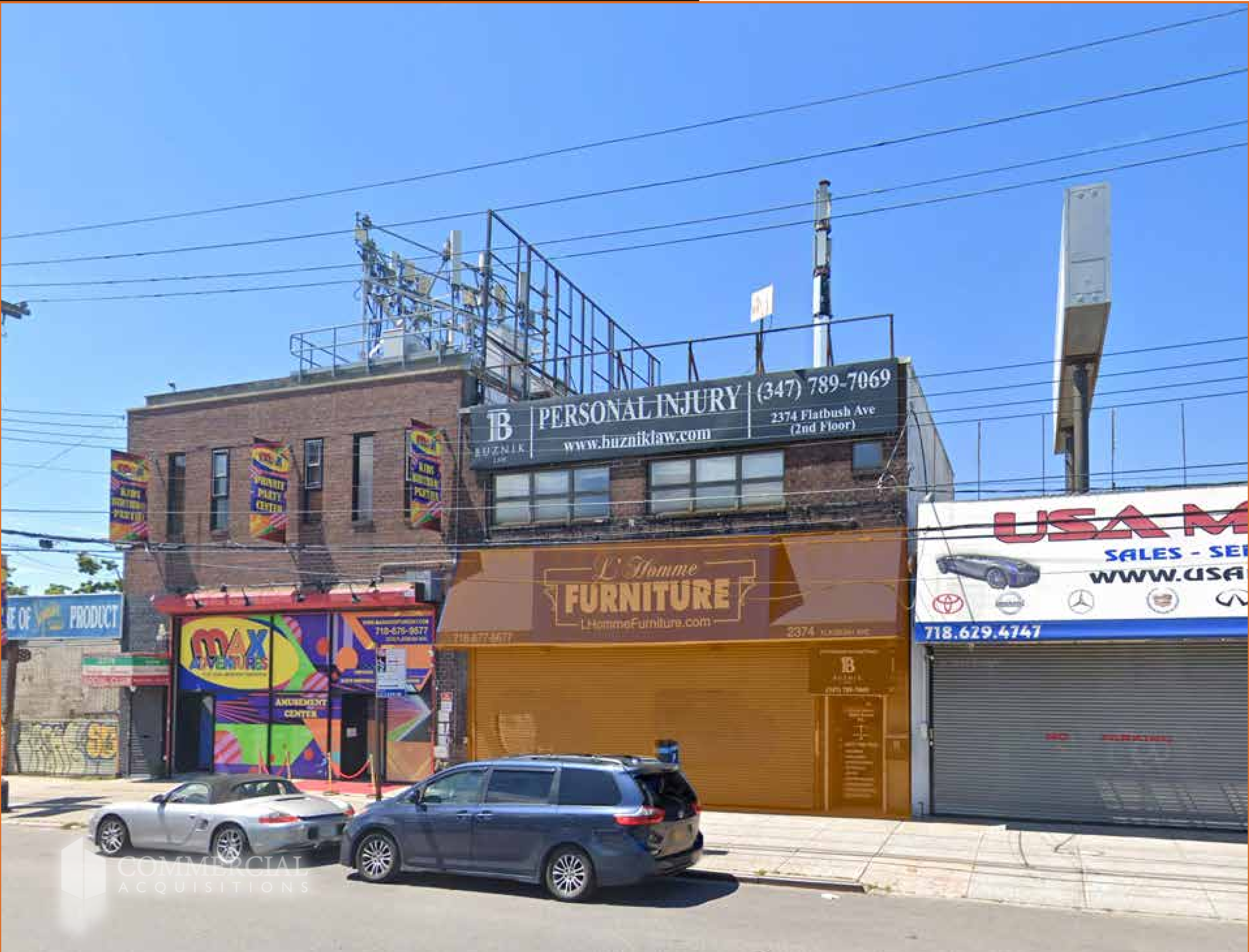


RETAIL SPACE FOR LEASE
2374 FLATBUSH AVE
BROOKLYN, NY 11234



COMMERCIAL
ACQUISITIONS
REALTY SERVICES



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

DETAILS

LOCATION INFO

Between Ave S & Ave T

SIZE

Ground Floor - 3,500 SF
Mezzanine - 3,000 SF
TOTAL - 6,500 SF

BLOCK & LOT

08528-0059

PRICE

\$9,500 / Month

NEIGHBORHOOD

Marine Park

ZONING

C8-1

OVERVIEW

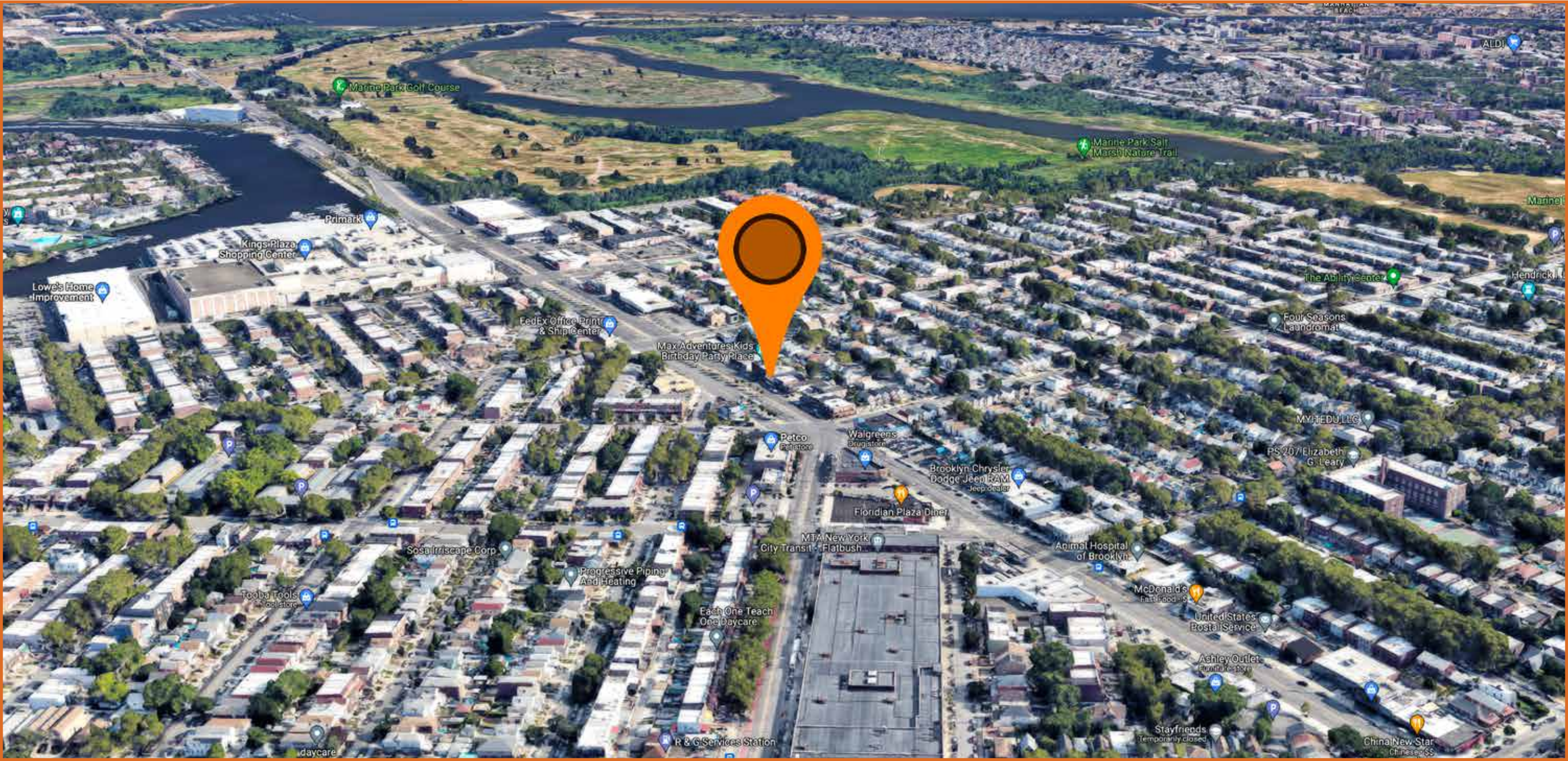
- Available Retail + Mezzanine
- 35 Ft Wide Frontage
- Full Glass Store Front
- High Traffic Area
- Tremendous Signage Opportunity

TRANSPORTATION

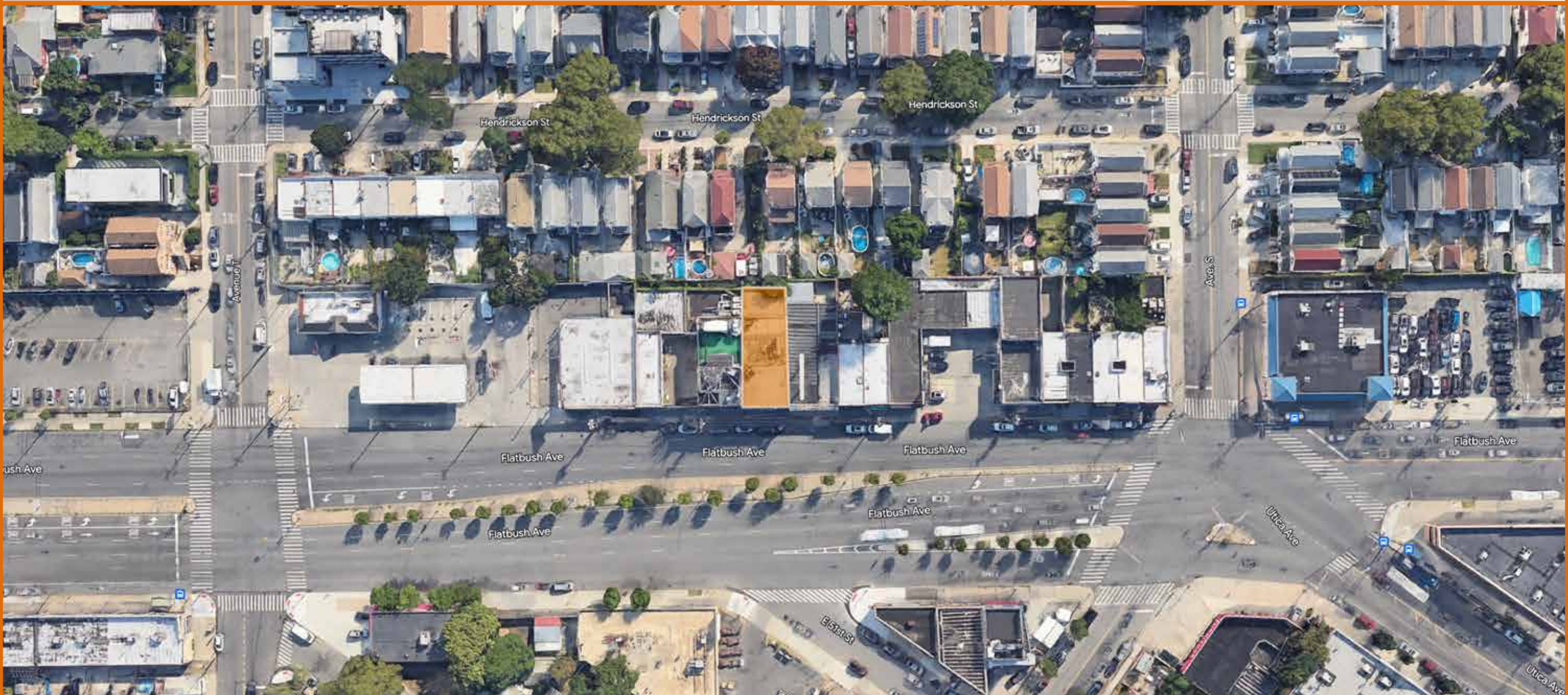
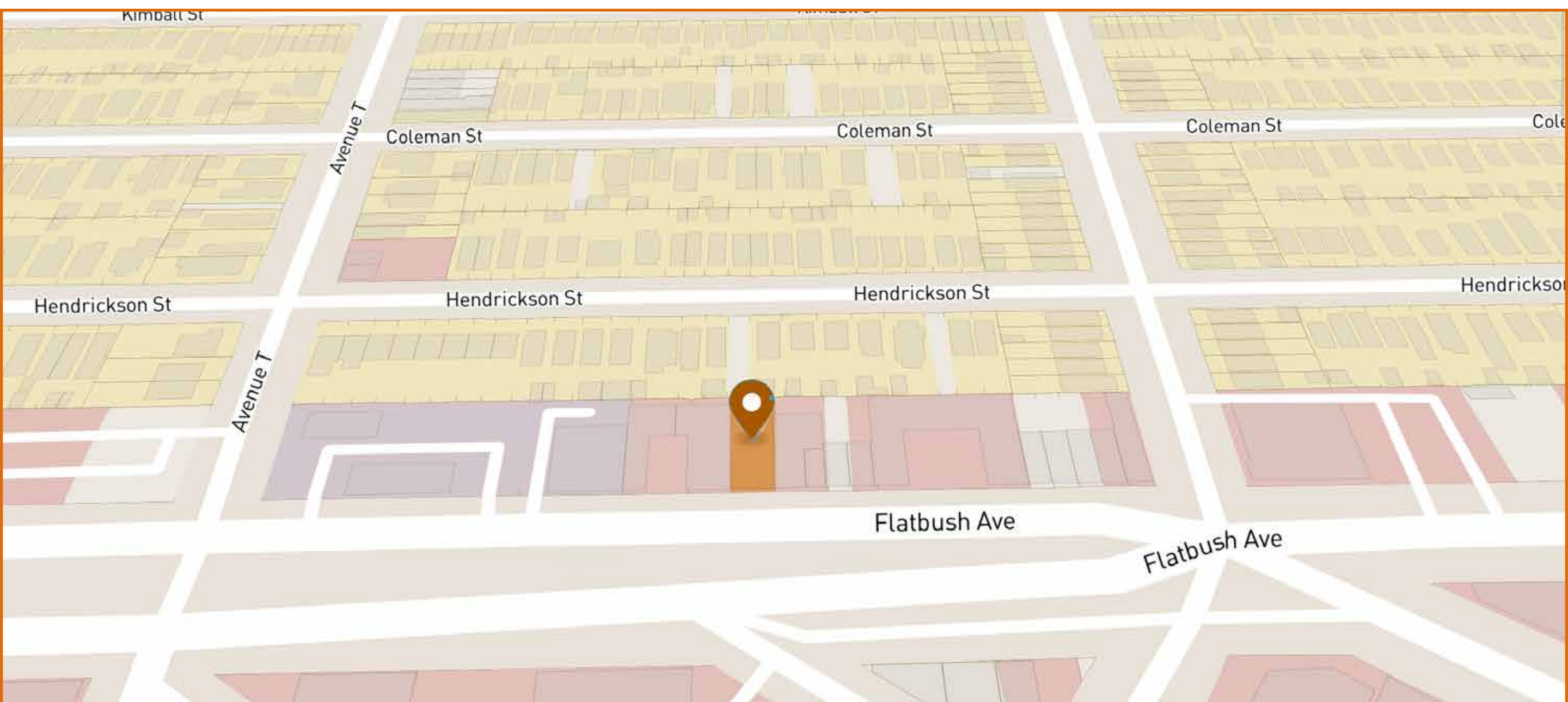
B2 B9 B41 B46

NEIGHBORING TENANTS

- | | |
|-------------|-----------------|
| - Petco | - Dunkin Donuts |
| - Walgreens | - T-Mobile |
| - FedEx | - Food Universe |
| - Jeep | - Popeyes |
- One Block Away From Kings Plaza
- Easy Access To Belt Parkway



2374 FLATBUSH AVE



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2374 FLATBUSH AVE

(MEZZANINE CAN BE REMOVED IF NEEDED TO CREATE AN ADDITIONAL
7FT OF CEILING HEIGHT FOR A TOTAL OF APPROX 15FT TOTAL)



THE CITY OF NEW YORK
DEPARTMENT OF BUILDINGS
CERTIFICATE OF OCCUPANCY

BOROUGH **BROOKLYN** DATE: **JUL 18 1985** NO. **224498**
ZONING DISTRICT **C 2-1**

This certificate supersedes C.O. No. _____
THIS CERTIFIES that the new—altered—existing—building—premises located at
2374 Flatbush Avenue Block **8528** Lot **59**
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 HEREIN.

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS. PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
First	On Ground	6			6	E	Travel Agency
Second	100	6			6	E	Offices—Accessory
							Totals: Travel Agency and Accessory Offices

OPEN SPACE USES _____
(SPECIFY—PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS
A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED
THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND
SPECIFICATIONS NOTED ON THE REVERSE SIDE.

George E. B... *Charles W. Smith*

CONTACT EXCLUSIVE BROKER
VADIM ATBASHYAN
Direct. 516.852.1601
Vadim@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 | VADIM@COMMERCIALACQ.COM | COMMERCIALACQ.COM

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