

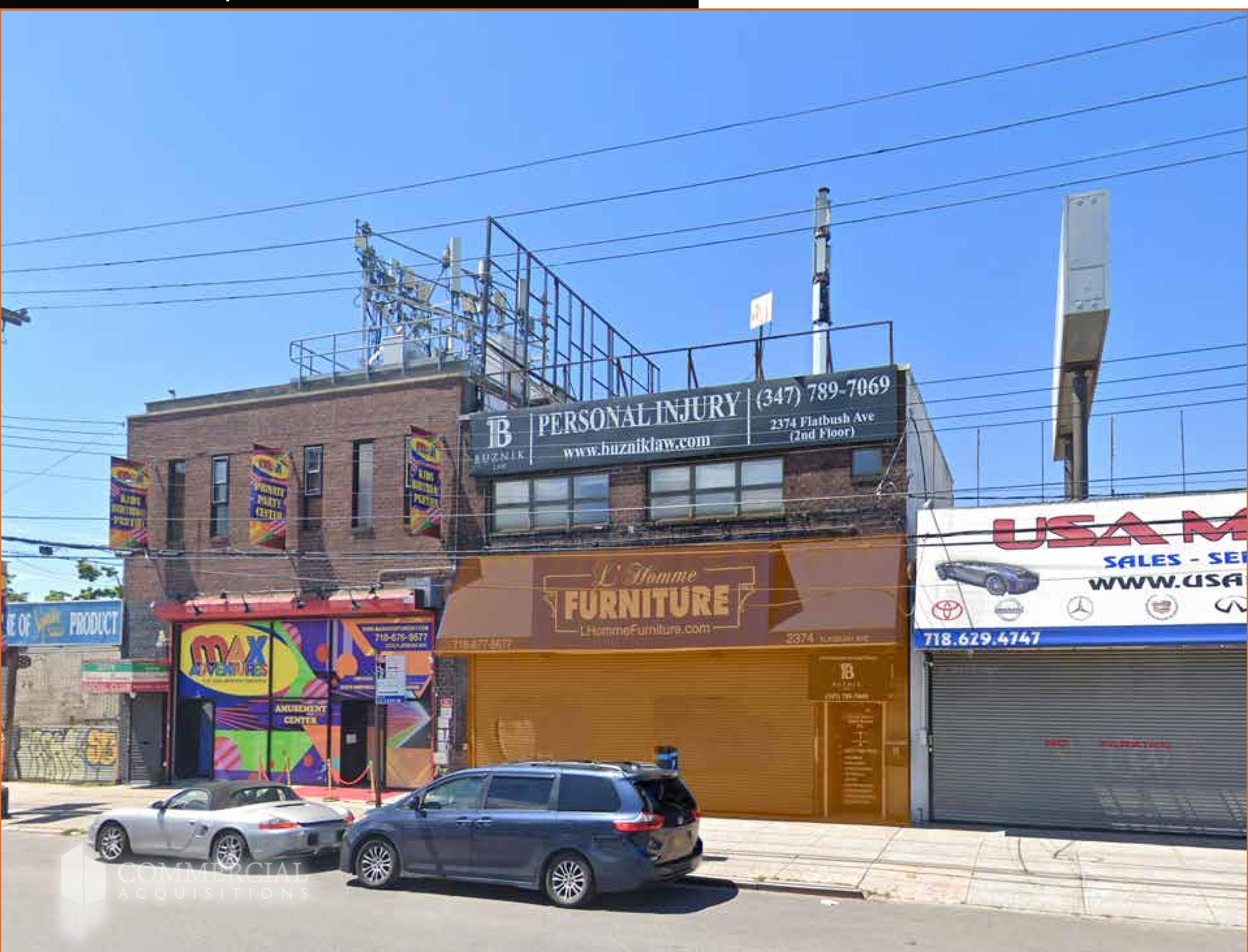
RETAIL SPACE FOR LEASE

2374 FLATBUSH AVE

BROOKLYN, NY 11234



COMMERCIAL
ACQUISITIONS
REALTY SERVICES



COMMERCIAL
ACQUISITIONS

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
- One Block Away From Kings Plaza
- Easy Access To Belt Parkway

TRANSPORTATION

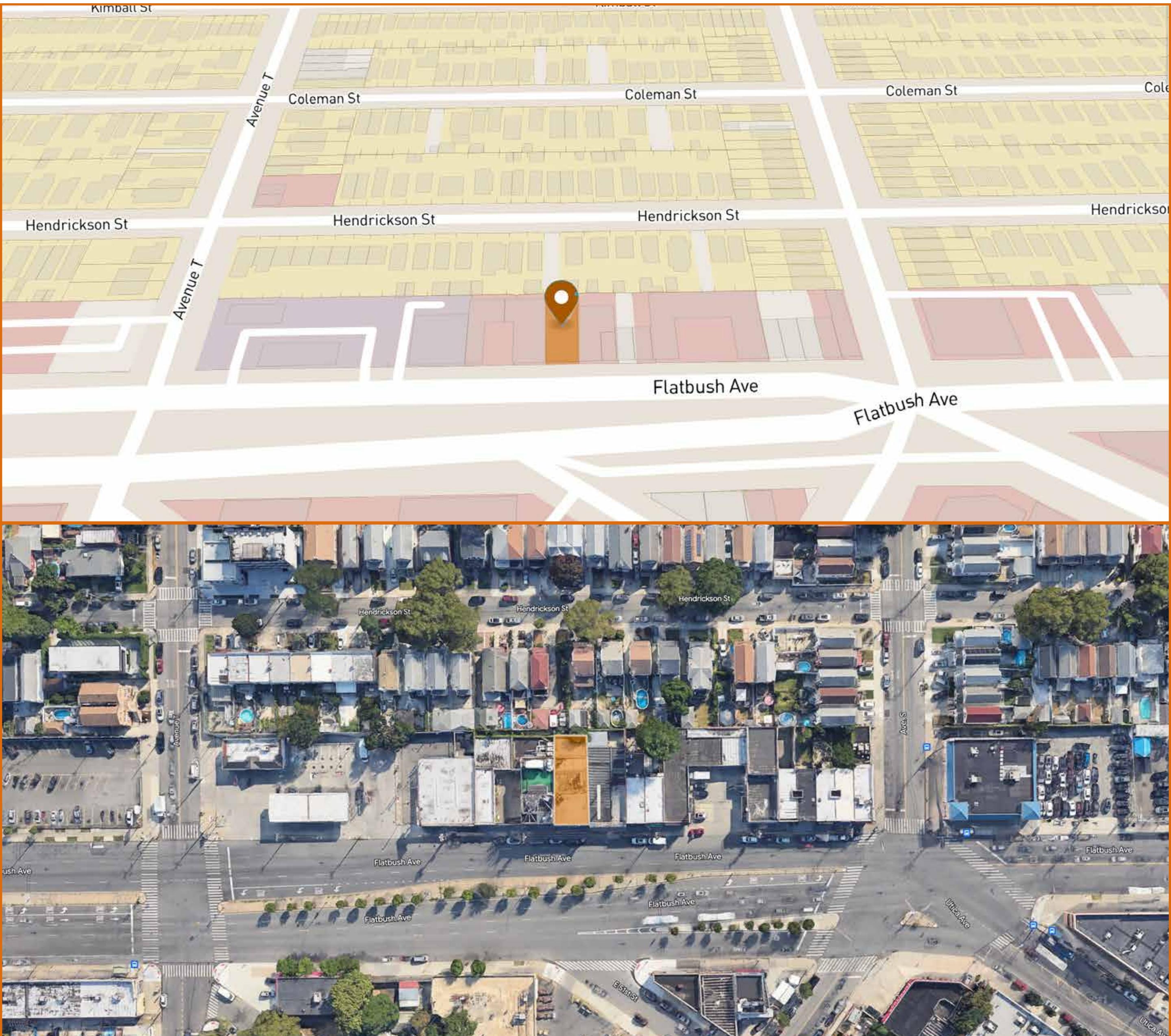
B2 B9 B41 B46

NEIGHBORING TENANTS

- Petco
- Walgreens
- FedEx
- Jeep
- Dunkin Donuts
- T-Mobile
- Food Universe
- Popeyes



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2374 FLATBUSH AVE



COMMERCIAL ACQUISITIONS REALTY SERVICES

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



CONTACT EXCLUSIVE BROKER

VADIM ATBASHYAN

Direct. 516.852.1601

Vadim@CommercialACQ.com

B Form 54 (Rev. 8/82)

THE CITY OF NEW YORK

DEPARTMENT OF BUILDINGS

CERTIFICATE OF OCCUPANCY

BOROUGH

BROOKLYN

DATE:

JUL 18 1985 NO. 224498

ZONING DISTRICT C 8-1

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

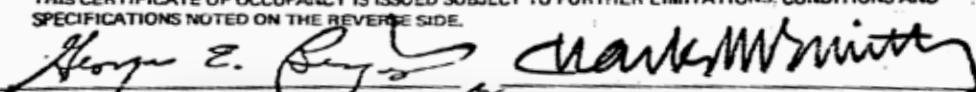
STORY	LIVE LOAD LBS. PER SQ. FT.	MAXIMUM NO OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
First	On Ground	6			6	E	Travel Agency
Second	100	6			6	E	Offices—Accessory
							TOTALS: Travel Agency and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



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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