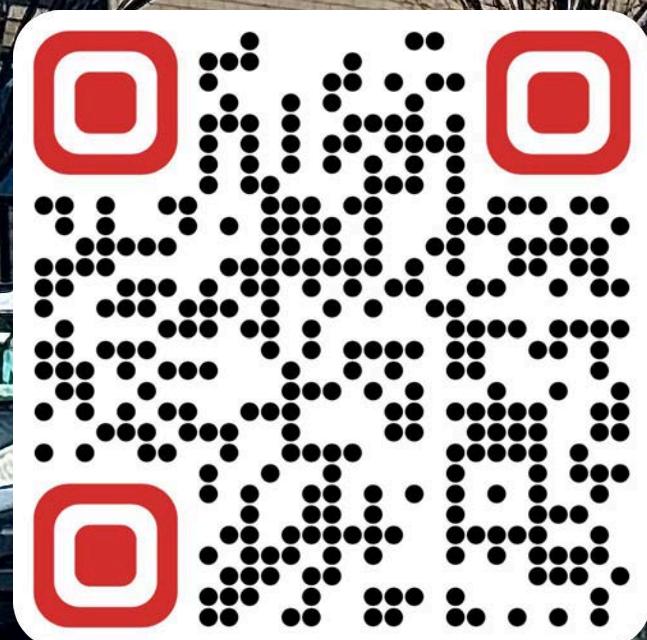




COMMERCIAL
ACQUISITIONS
REALTY SERVICES

OFFICE FOR LEASE

749 OCEAN PKWY, BROOKLYN, NY 11230



SCAN OR CLICK LINK BELOW
FOR A 3-D VIRTUAL TOUR

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



PROPERTY DETAILS

LOCATION INFO

CORNER OF OCEAN PKWY
& FOSTER AVE

NEIGHBORHOOD

KENSINGTON

SIZE

SECOND FL - 2,700 SF

ASKING RENT

\$30 PSF

COMMENTS

- CORNER ELEVATOR BUILDING
- BUILT OUT DENTAL OFFICE: 7 CHAIRS, WAITING/ RECEPTION AREA, PRIVATE OFFICES, AND STORAGE
- SIGNAGE OPPORTUNITY
- GREAT EXPOSURE
- ALL MEDICAL AND PROFESSIONAL USES CONSIDERED

TRANSPORTATION

B8

B11

B68

B

Q

F

Walk Score
84

Transit Score
91

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COMMERCIAL
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REALTY SERVICES

PROPERTY DETAILS



749 OCEAN PKWY, BROOKLYN, NY 11230



NEIGHBORHOOD
KENSINGTON



BLOCK & LOT
05428-0001



ZONING
R7A, OP

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COMMERCIAL
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REALTY SERVICES

OFFICE PHOTOS

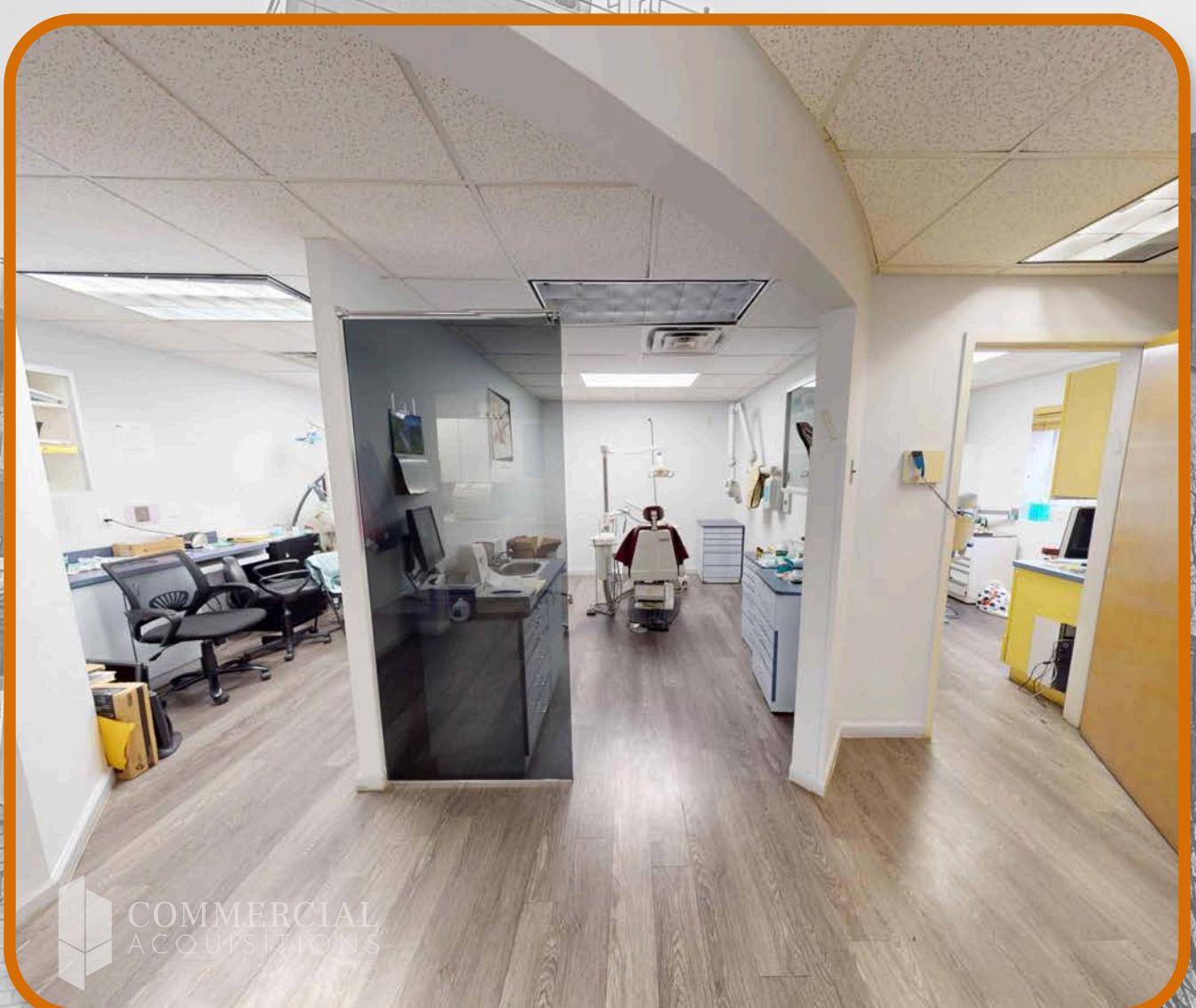


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OFFICE PHOTOS



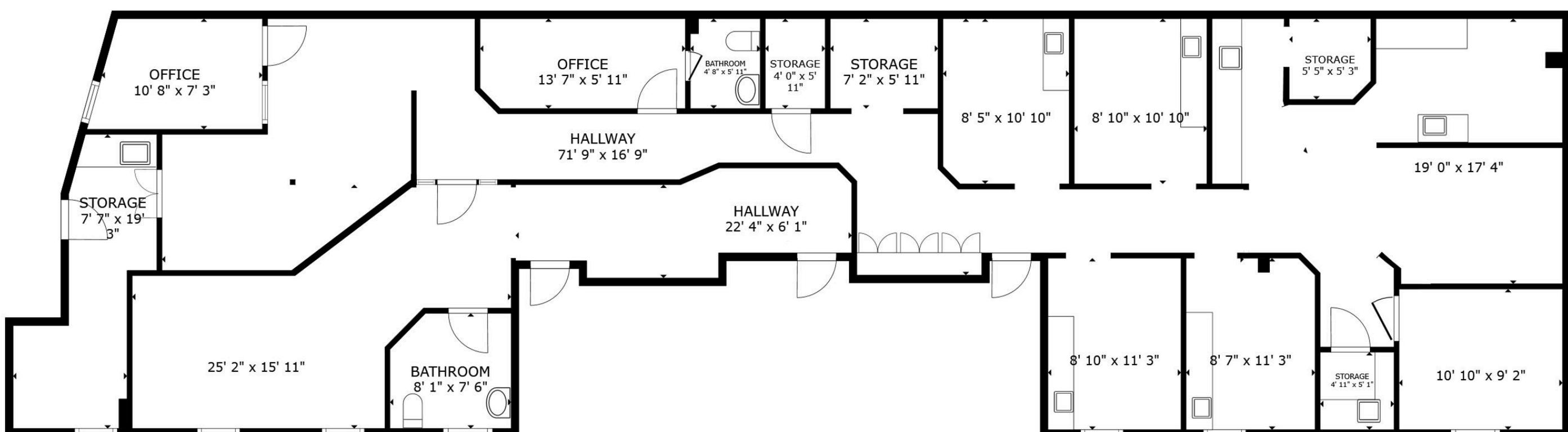
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COMMERCIAL
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FLOOR PLAN

749 OCEAN PKWY



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



CERTIFICATE OF OCCUPANCY



CERTIFICATE OF OCCUPANCY

BOROUGH Brooklyn

DATE SEP 26 2003 **NO.** 301139337

ZONING DISTRICT

This certificate supersedes C.O. NO. ~~301139337~~
THIS CERTIFIES that the new—altered—existing—building—premises located at

49 Ocean Parkway Block 5428 Lot 1

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
Cellar	0G	20			4	E	Medical Office And Pharmacy
First	50	35			4	E	Medical Office
Second	50	35			4	E	Medical Office
Third	50		3	6	2	J-2	Three (3) Dwelling Units

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.

Acting Borough Commissioner
Borough Superintendent

Commissioner
COMMISSIONER BROOKLYN 3 ALA

ORIGINAL

OFFICE COPY - DEPARTMENT OF BUILDINGS

COPY

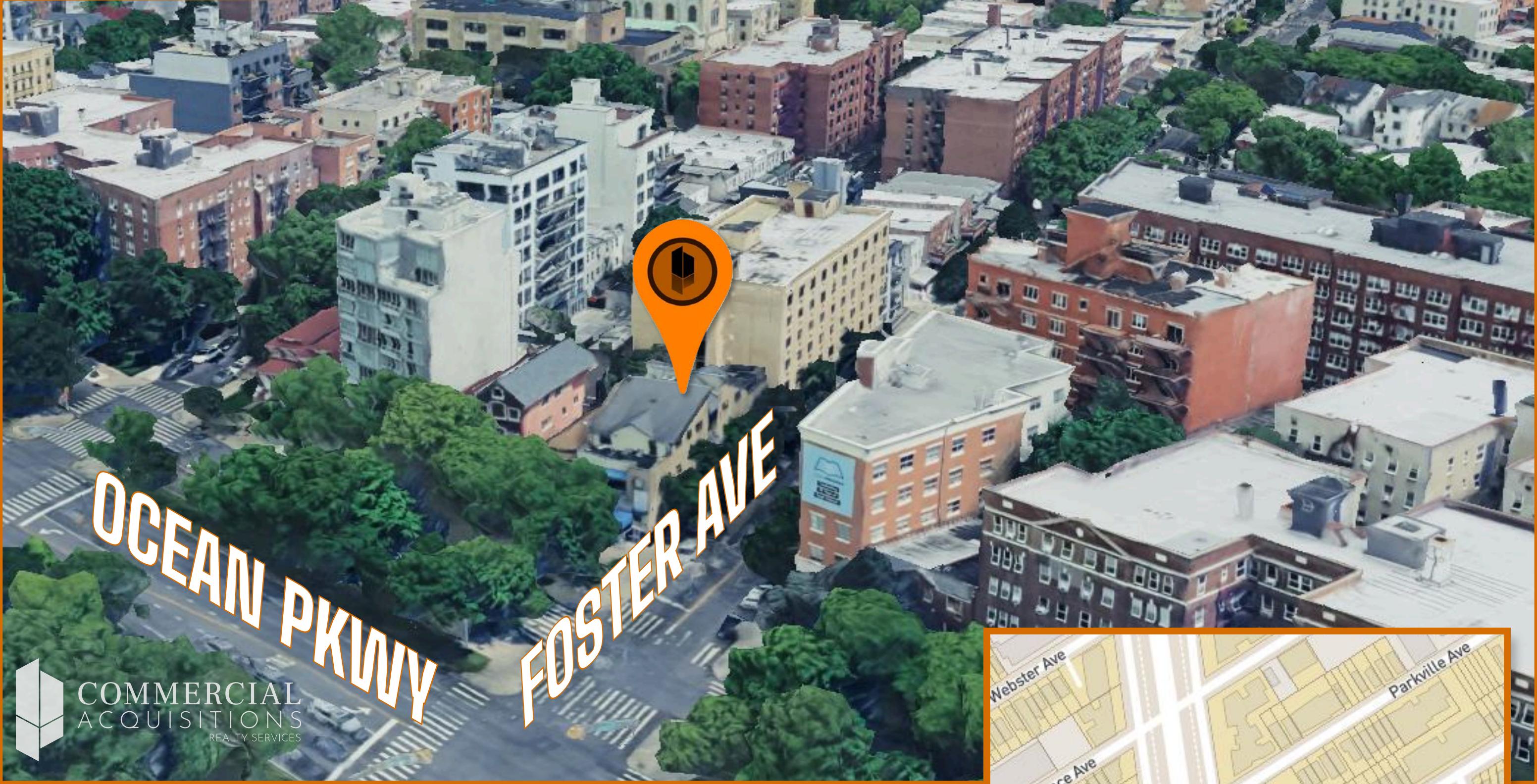
B Form 54 (Rev. 05/01)

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CONTACT US

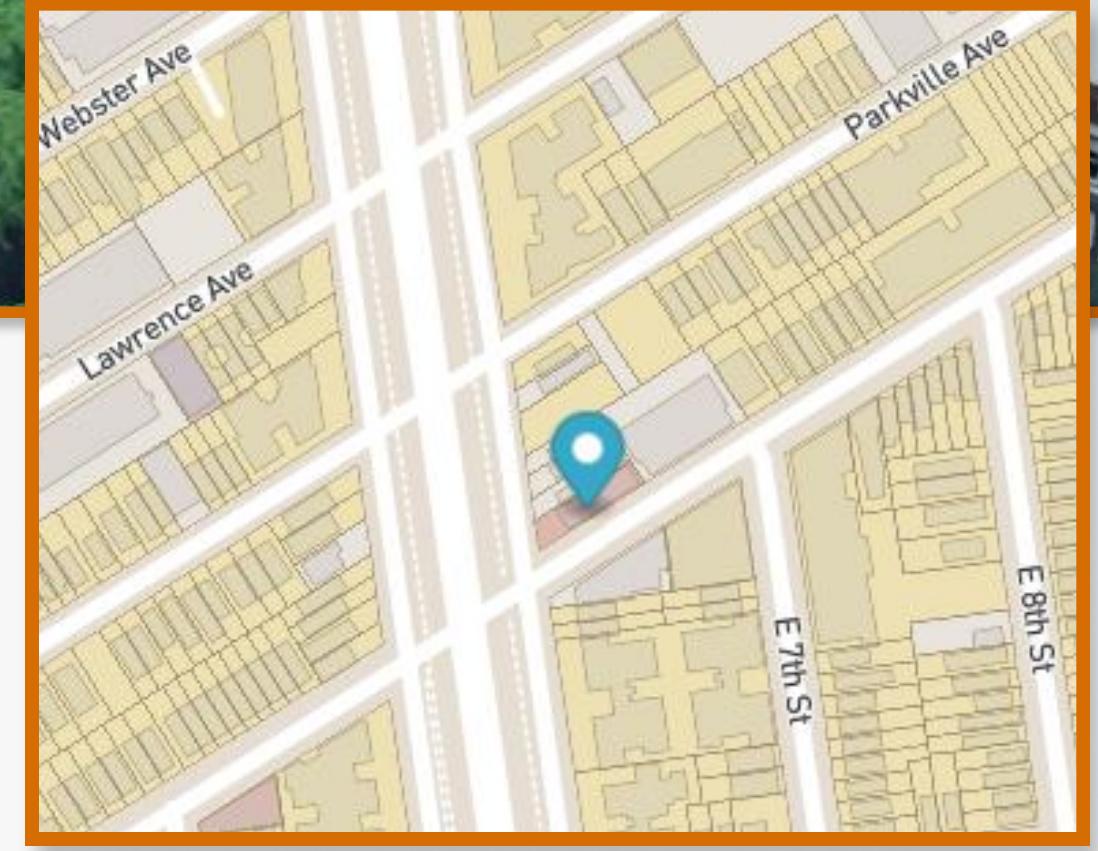


COMMERCIAL
ACQUISITIONS
REALTY SERVICES

CONTACT EXCLUSIVE BROKER



DENIS ABAYEV
CELL: 718.954.1363
DENIS@COMMERCIALACQ.COM



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

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