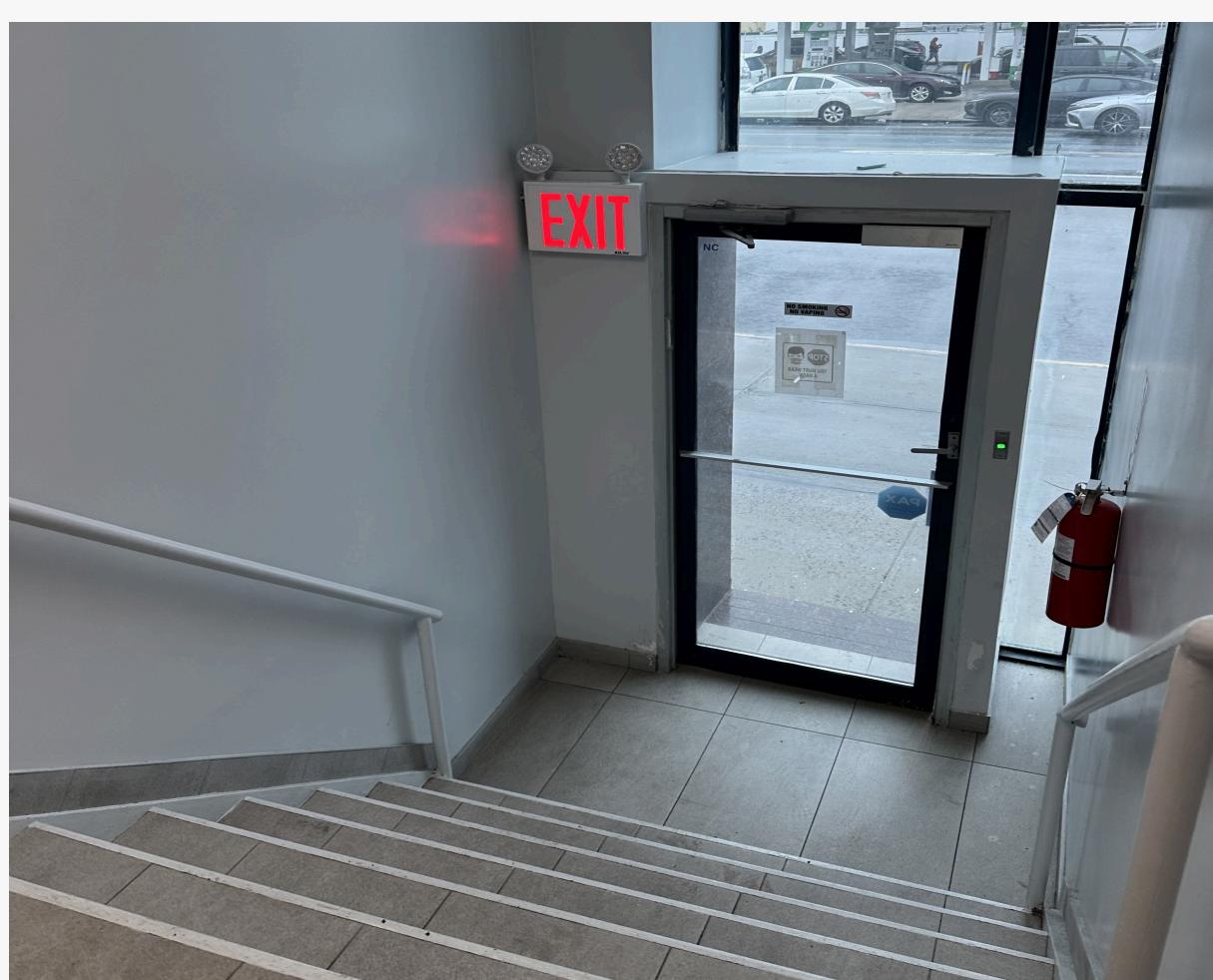
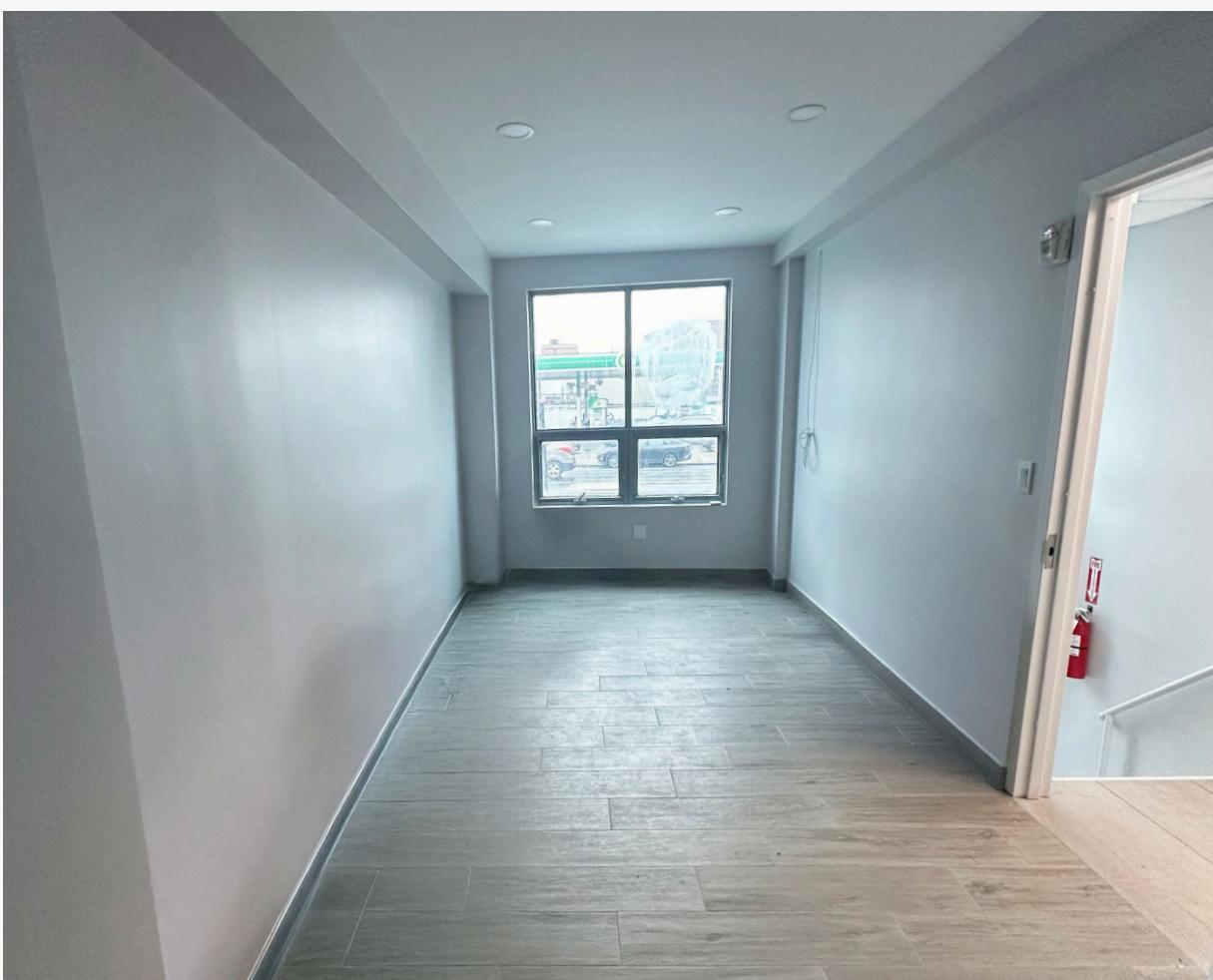
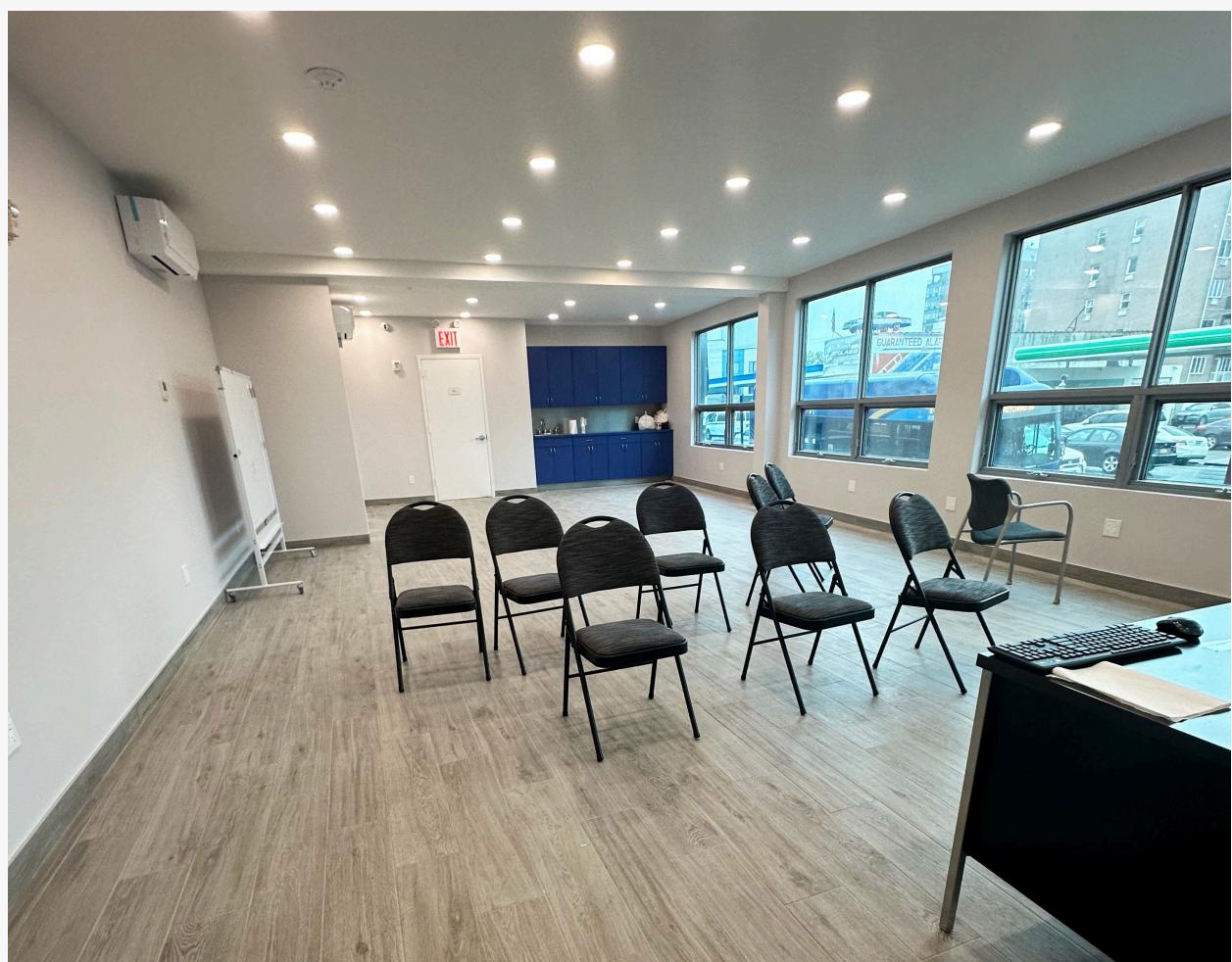




**3044 CONEY ISLAND AVE, 1ST FL, BROOKLYN, NY 11235**



## PROPERTY DETAILS

**BRAND NEW  
BUILT OUT  
PROFESSIONAL  
OFFICE**

**LOCATION INFO**  
CONEY ISLAND AVE &  
NEPTUNE AVE

**NEIGHBORHOOD**  
BRIGHTON BEACH

**SIZE**  
3,500 SF

**ASKING PRICE**

**\$35 PSF**

**CONTACT EXCLUSIVE BROKER**

**DENIS ABAYEV**  
718-954-1363  
DENIS@COMMERCIALACQ.COM

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



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BROOKLYN, NY 11235

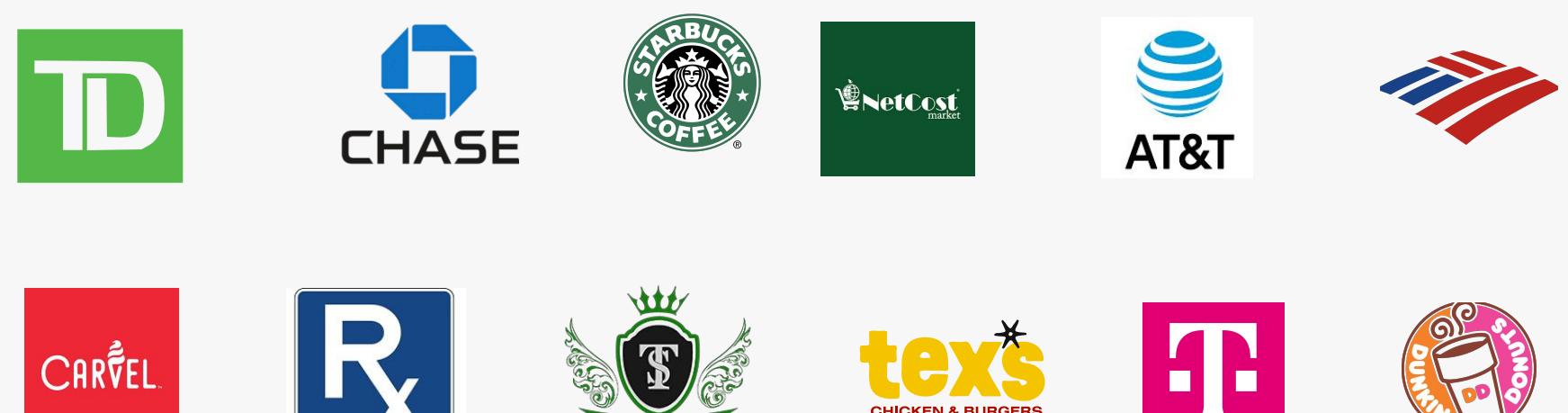
## PROPERTY COMMENTS

- NEWLY RENOVATED SPACE IN ELEVATOR BUILDING
- LOTS OF WINDOWS THROUGHOUT
- PARKING AVAILABLE FOR ADDITIONAL RENT
- CLOSE ACCESS TO BELT PKWY
- CLOSE TO PUBLIC TRANSPORTATION
- HIGH TRAFFIC AREA
- PROFESSIONAL USES CONSIDERED



SATELLITE VIEW

## NEIGHBOURING TENANTS & AMENITIES



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CONY ISLAND AVE

