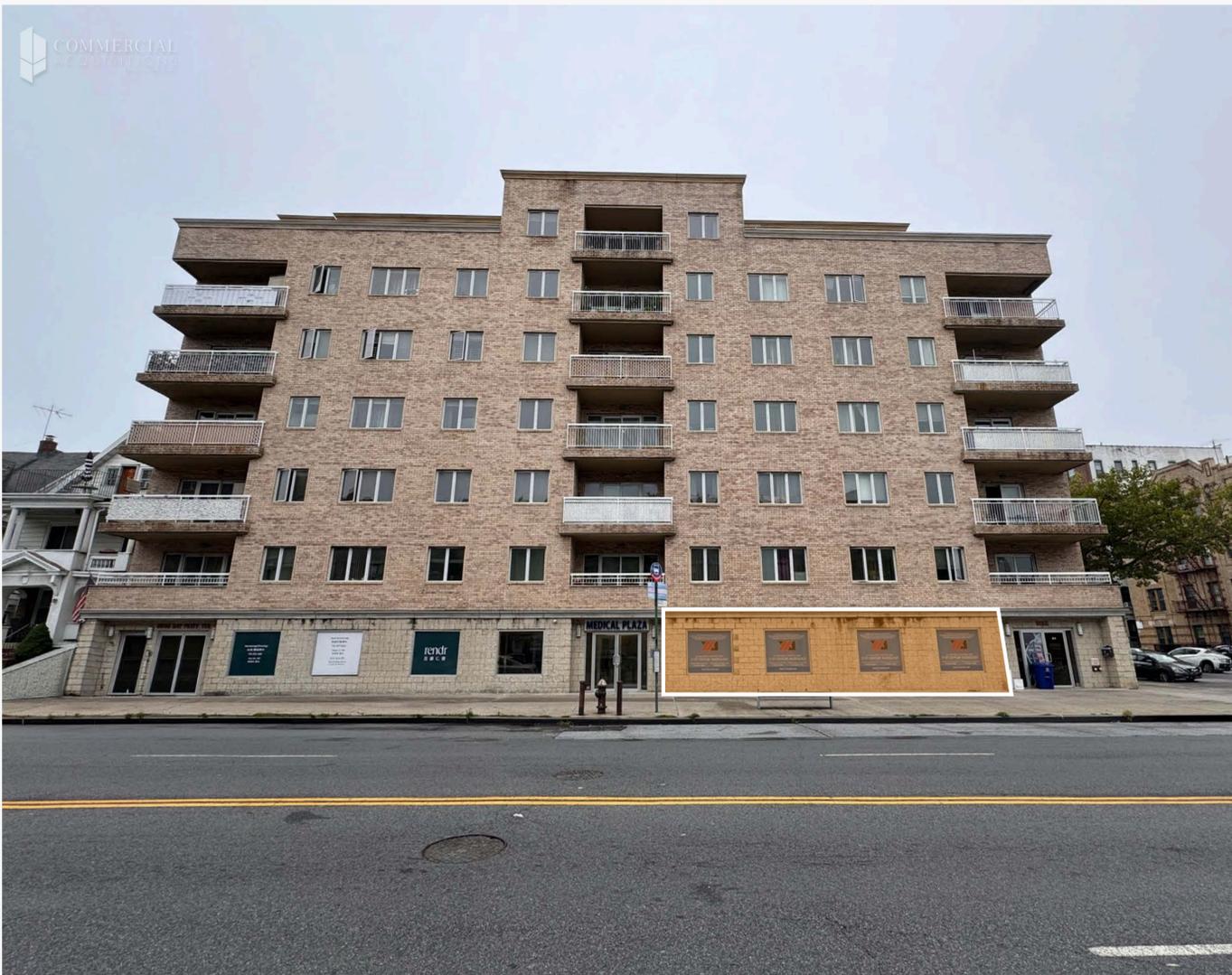


COMMERCIAL CONDO FOR LEASE



8686 BAY PKWY, UNIT M3, BROOKLYN, NY 11214



PROPERTY DETAILS

LOCATION INFO

CORNER OF BAY PKWY &
BENSON AVE

NEIGHBORHOOD

BATH BEACH

BLOCK & LOT

3-06414-1003

ZONING

R6

SIZE

2,730 SF

ASKING PRICE

\$40 PSF

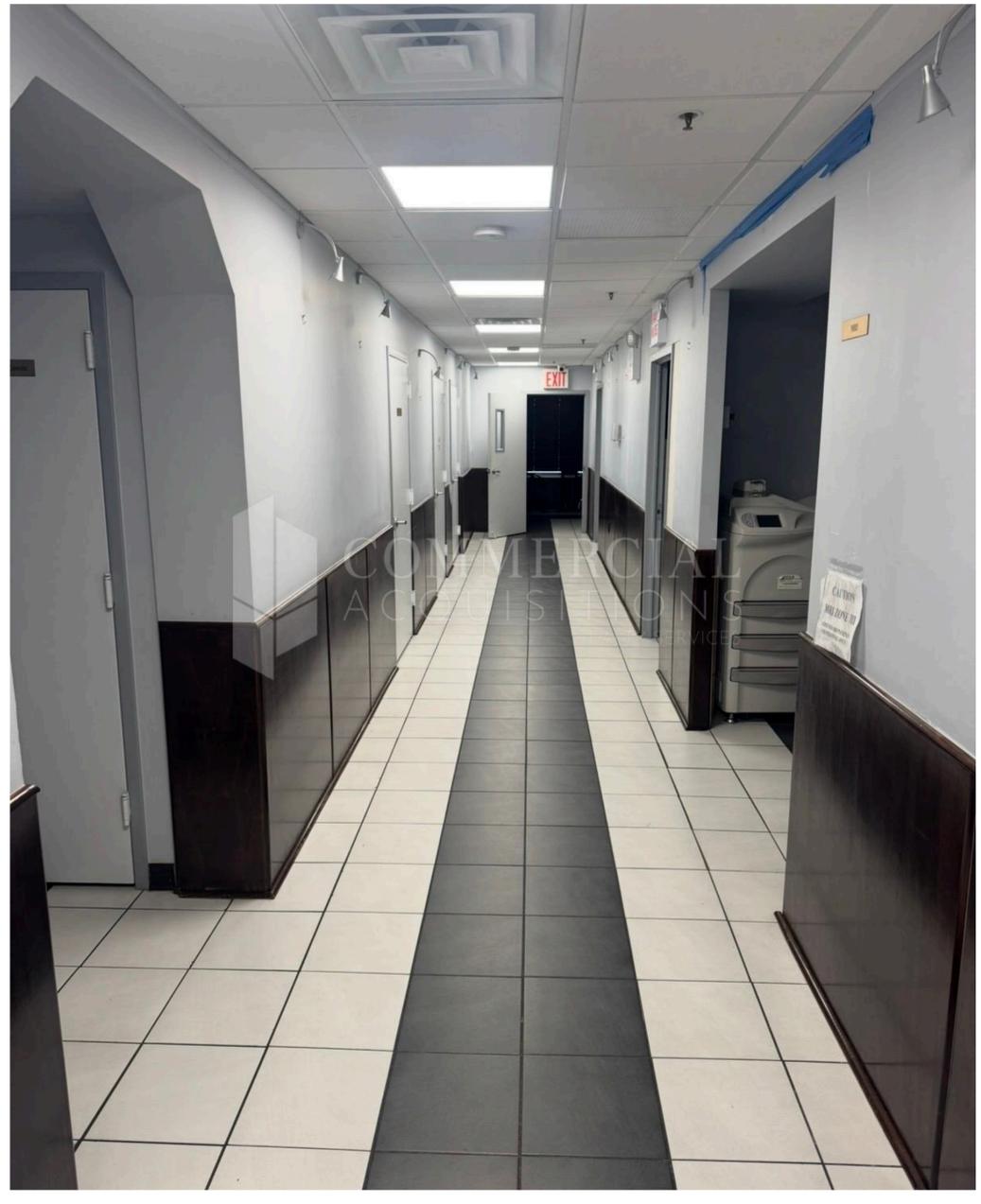
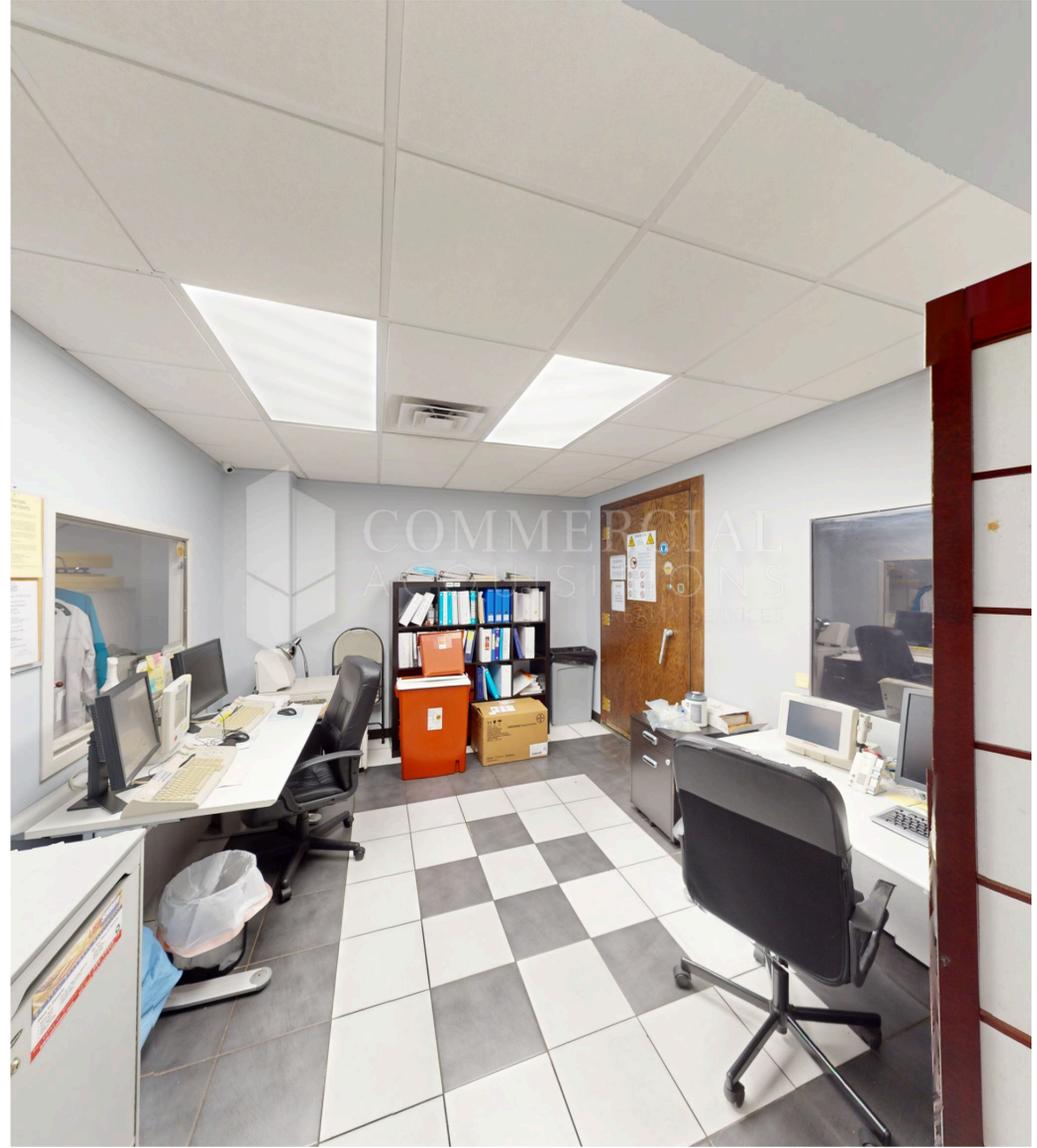
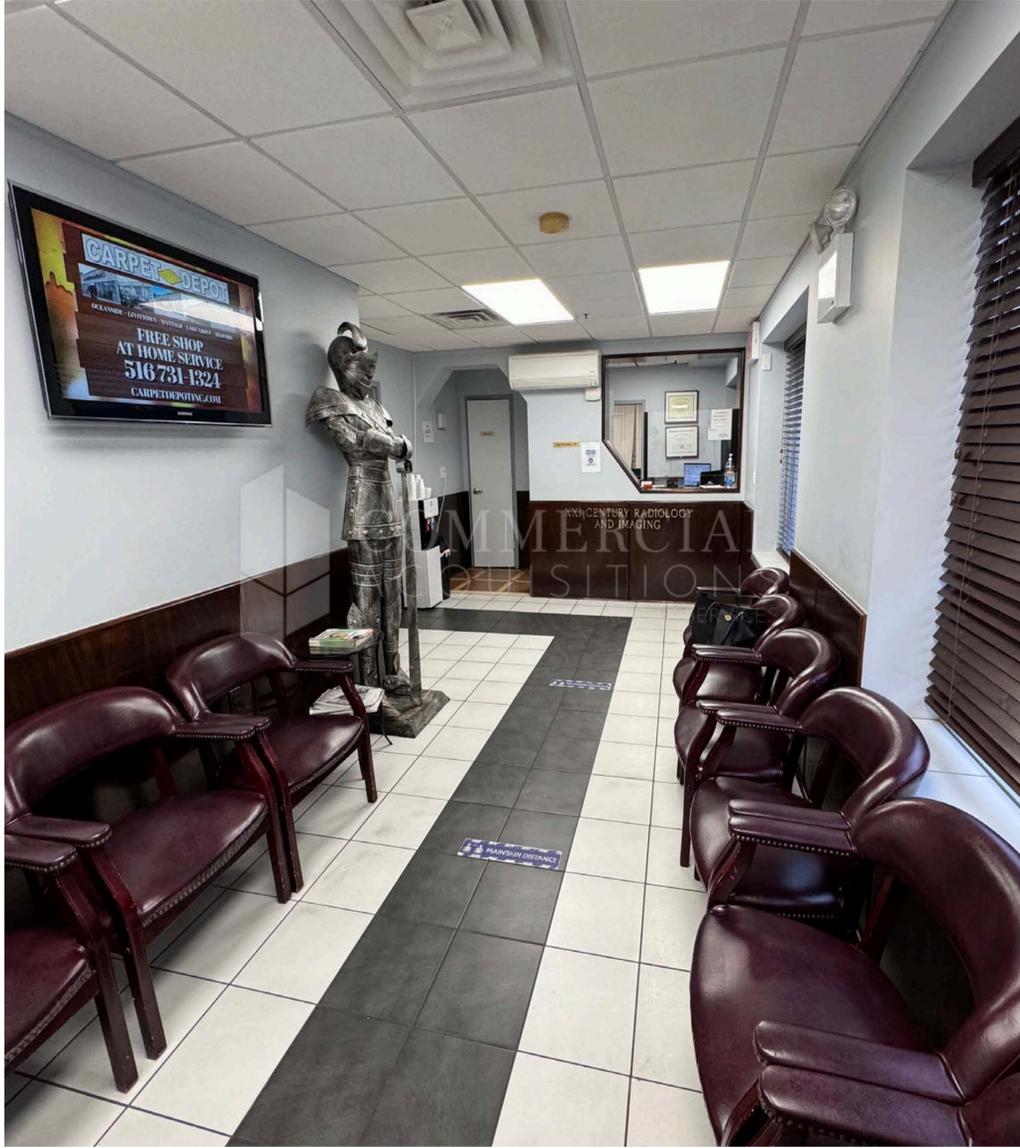
CONTACT EXCLUSIVE BROKERS

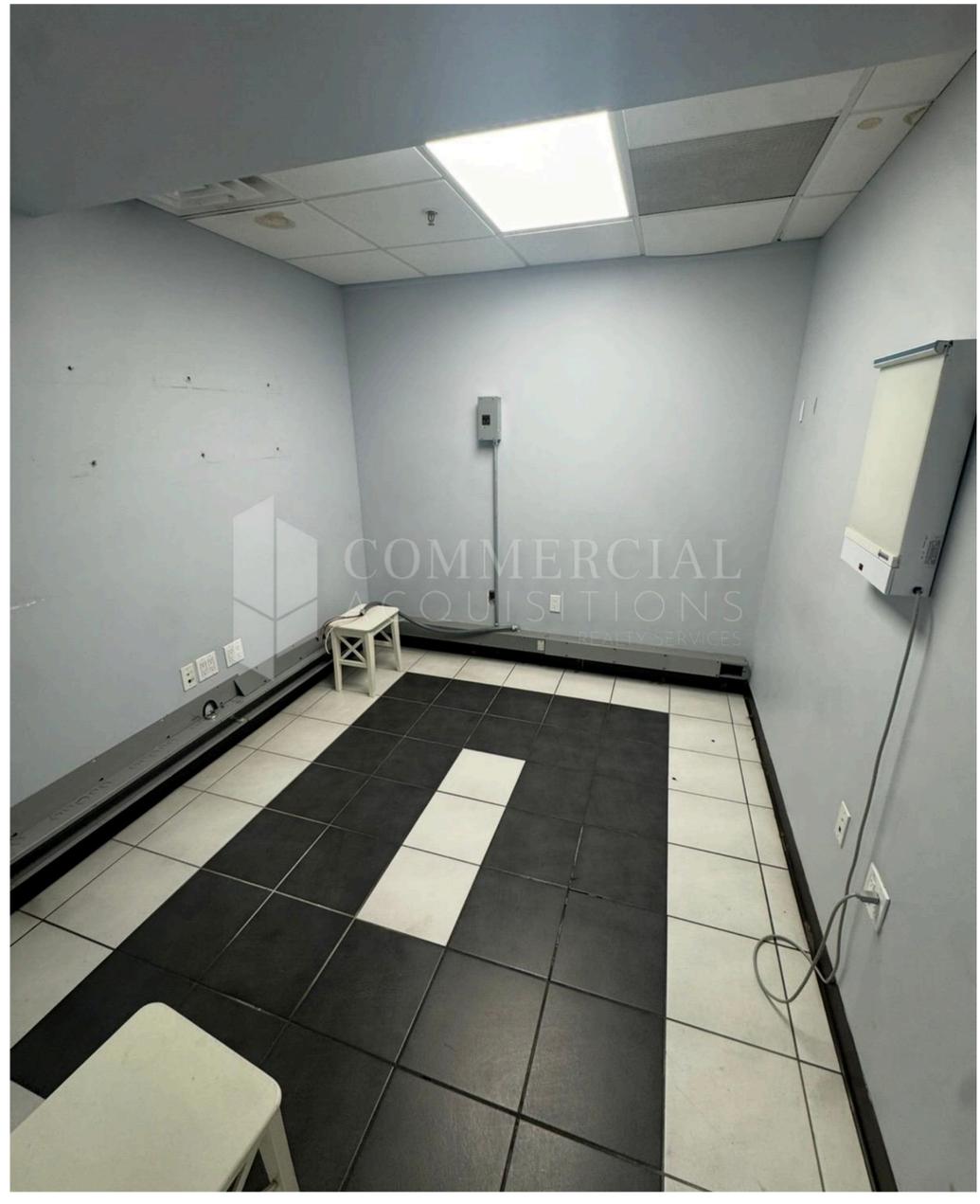
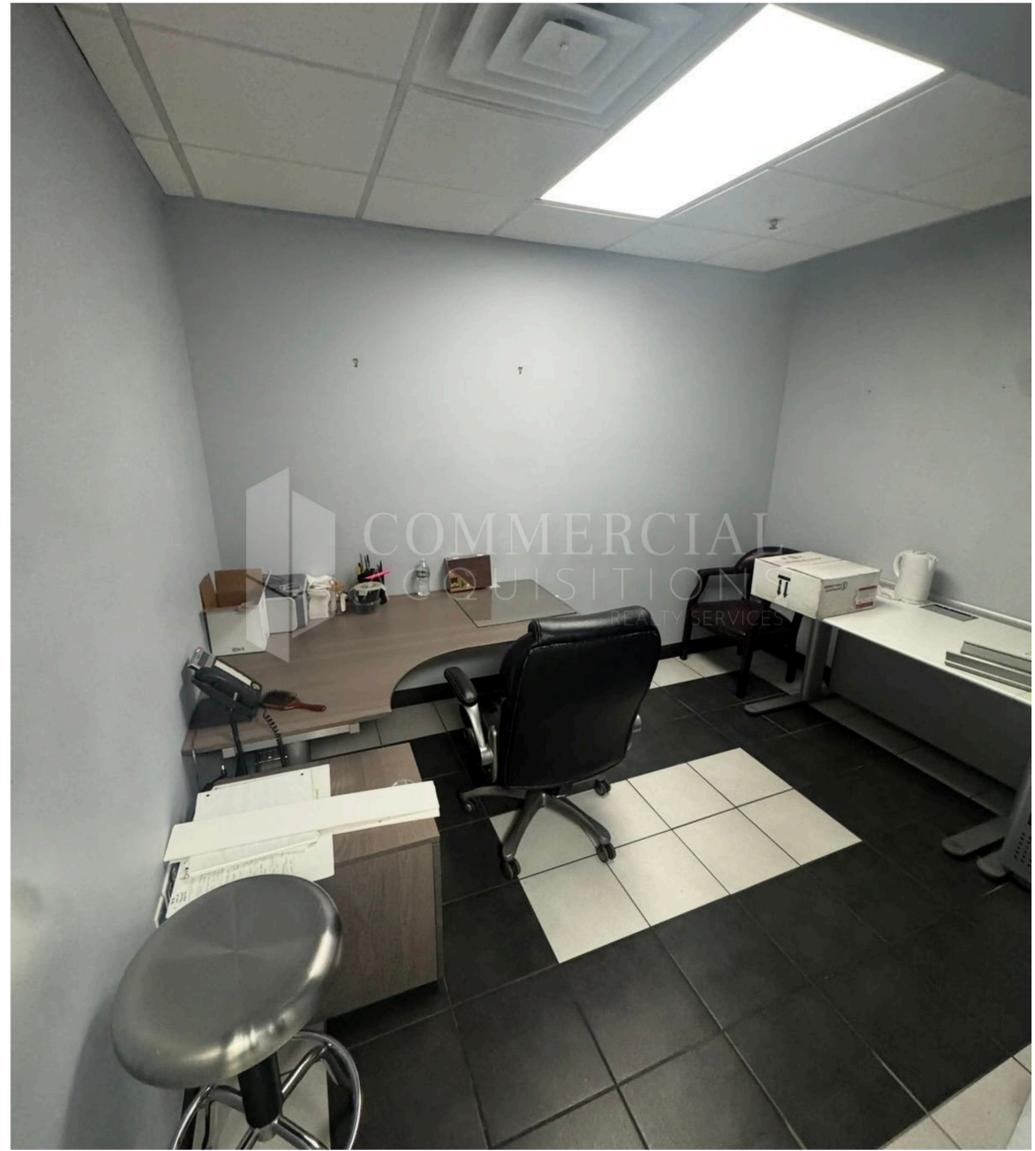
ARSEN ATBASHYAN

718-517-8700

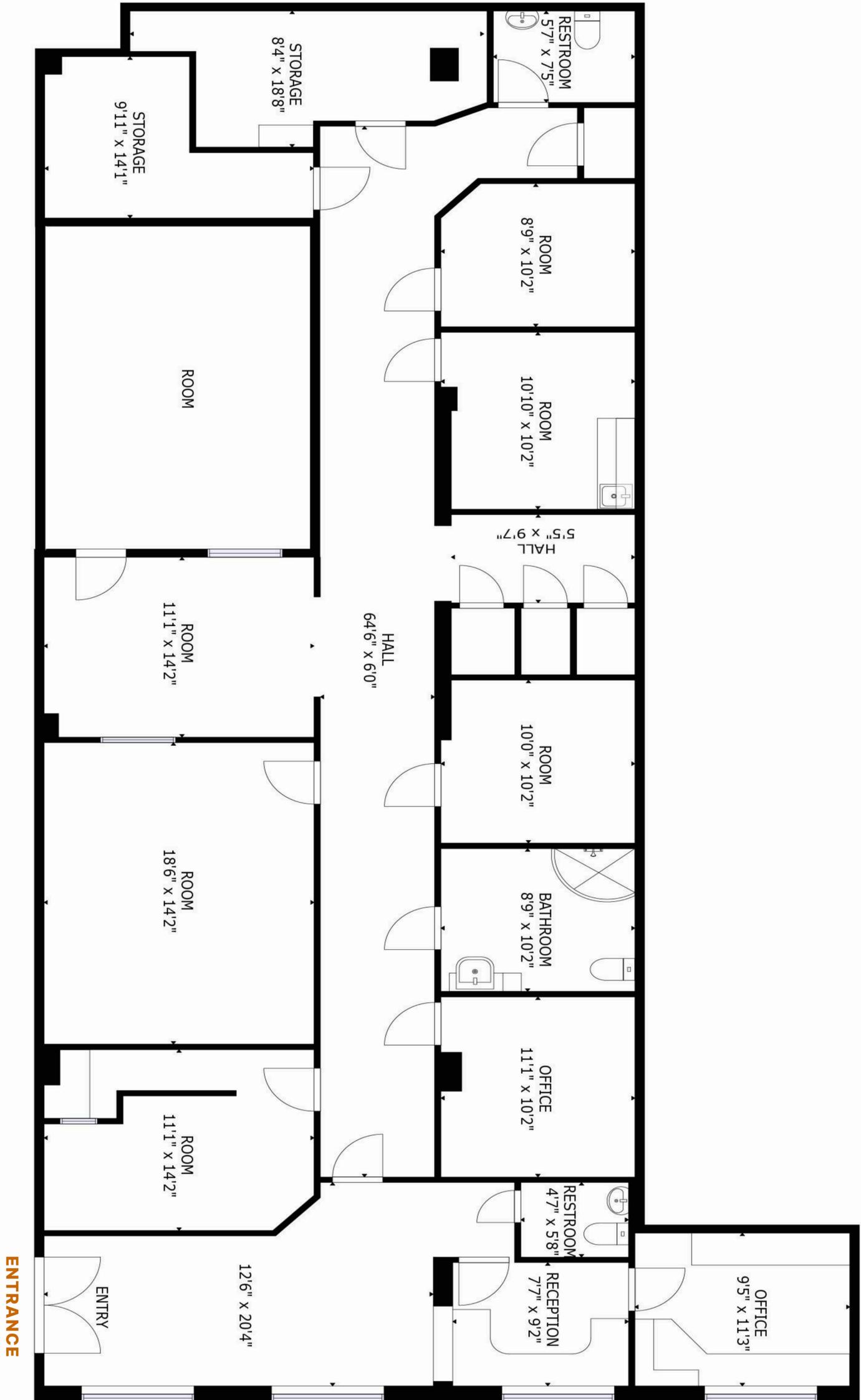
ARSEN@COMMERCIALACQ.COM

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





BENSON AVE



BAY PARKWAY



Certificate of Occupancy

CO Number: 301907408F

This certifies that the premises described herein 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. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

A.	Borough: Brooklyn	Block Number: 06414	Certificate Type: Final
	Address: 8686 BAY PARKWAY	Lot Number(s): 42	Effective Date: 09/25/2008
	Building Identification Number (BIN): 3340690	Building Type: New	

For zoning lot metes & bounds, please see BISWeb.

B.	Construction classification: 1-C (1968 Code)	
	Building Occupancy Group classification: J2 (1968 Code)	
	Multiple Dwelling Law Classification: HAEA	
No. of stories: 7	Height in feet: 70	No. of dwelling units: 32

C. Fire Protection Equipment:
None associated with this filing.

D. Type and number of open spaces:
Parking spaces (18)

E. This Certificate is issued with the following legal limitations:
None

Permissible Use and Occupancy

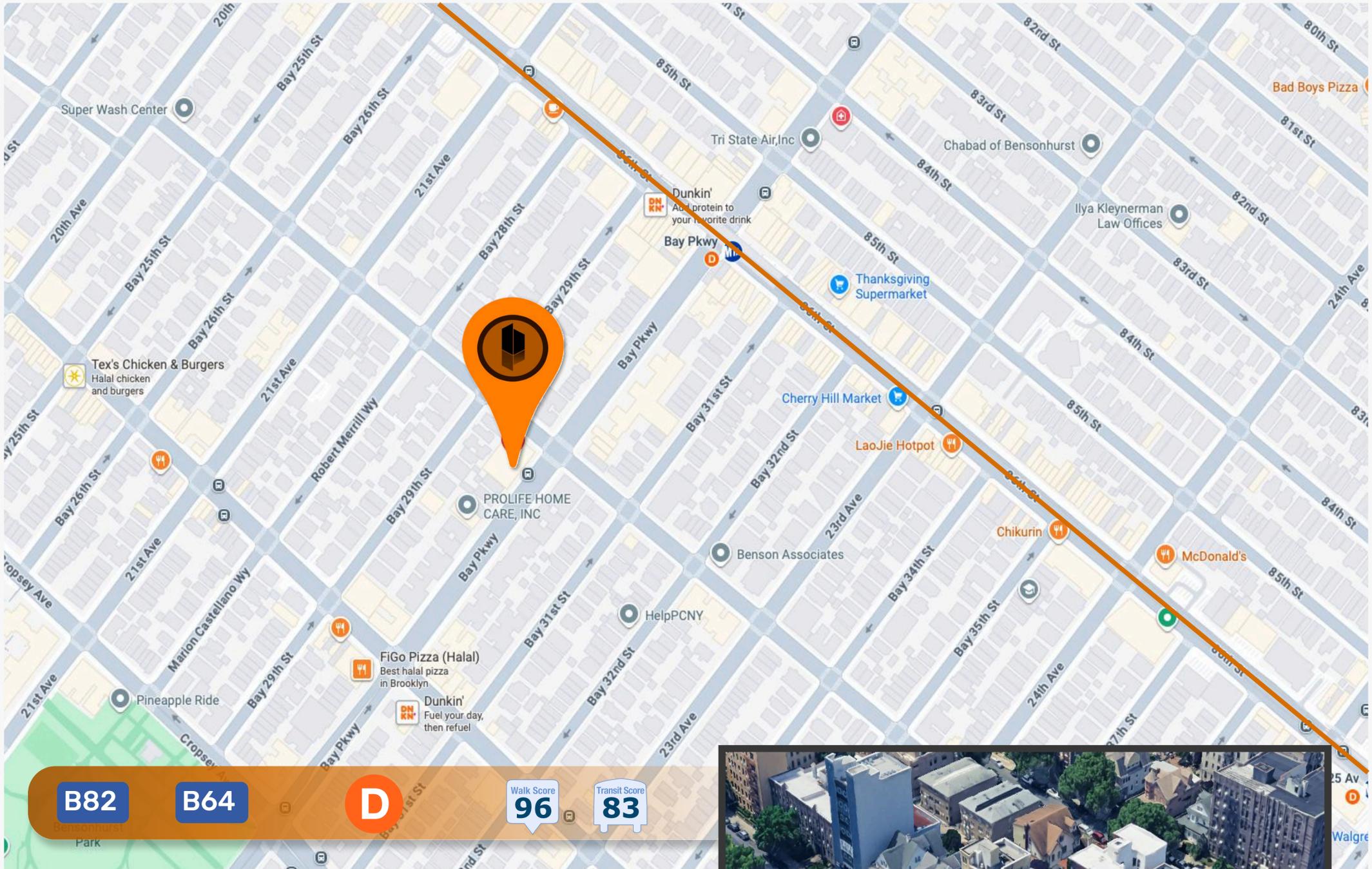
All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.

Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL		OG	B-2			ACCESORY USES, ACCESSORY PARKING FOR 30 CARS
001	108	100	E		4	MEDICAL OFFICES

Borough Commissioner

Acting
Commissioner

DOCUMENT CONTINUES ON NEXT PAGE



**8686 BAY PKWY,
BROOKLYN, NY 11214**

PROPERTY COMMENTS

- 45' FRONTAGE
- GREAT SIGNAGE OPPORTUNITY
- FULLY RENOVATED SPACE
- BUILT OUT MEDICAL OFFICE
- ICIP TAX ABATEMENT EXPIRING JULY 2032
- CENTRAL HVAC
- HIGH-TRAFFIC AREA
- CLOSE TO PUBLIC TRANSPORTATION



SATELLITE VIEW

NEIGHBOURING TENANTS & AMENITIES



CONTACT EXCLUSIVE BROKER

ARSEN ATBASHYAN

718-517-8700

ARSEN@COMMERCIALACQ.COM

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

COMMERCIAL ACQUISITIONS INC. HAS MADE EVERY EFFORT TO OBTAIN THE INFORMATION REGARDING THESE LISTINGS FROM SOURCES DEEMED RELIABLE. HOWEVER, WE CANNOT WARRANT THE COMPLETE ACCURACY THEREOF SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE. WE RECOMMEND TO THE BUYER THAT ANY INFORMATION, WHICH IS OF SPECIAL INTEREST, SHOULD BE OBTAINED THROUGH INDEPENDENT VERIFICATION. ALL MEASUREMENTS MAY BE APPROXIMATE.