



COMMERCIAL CO-OP FOR SALE

2701 OCEAN AVENUE, BROOKLYN NY 11229



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

SIZE: 1,220 SF

GROUND FLOOR COMMERCIAL OFFICE CONDO

MAINTENANCE: UNIT 1A & 1B: \$1078/MONTH

TWO ENTRANCES

STEPS FROM PUBLIC TRANSPORTATION

PRICE : \$449,000.00



NEIGHBORHOOD
SHEEPSHEAD BAY



BLOCK & LOT
7381-0073



ZONING
R7A

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LOCATION OVERVIEW



SUBWAY **POPULAR**

T **STARBUCKS COFFEE** **DUNKIN'**

CLUB PILATES **Valley**

Bagel Boy

STOP & SHOP **petco**

Marshalls **RIDGEWOOD SAVINGS BANK**

metroPCS **Apple Bank**

CVS pharmacy

TRANSPORTATION

B3 **B49**

B **F** **N** **Q**

Walk Score **93**

Transit Score **81**

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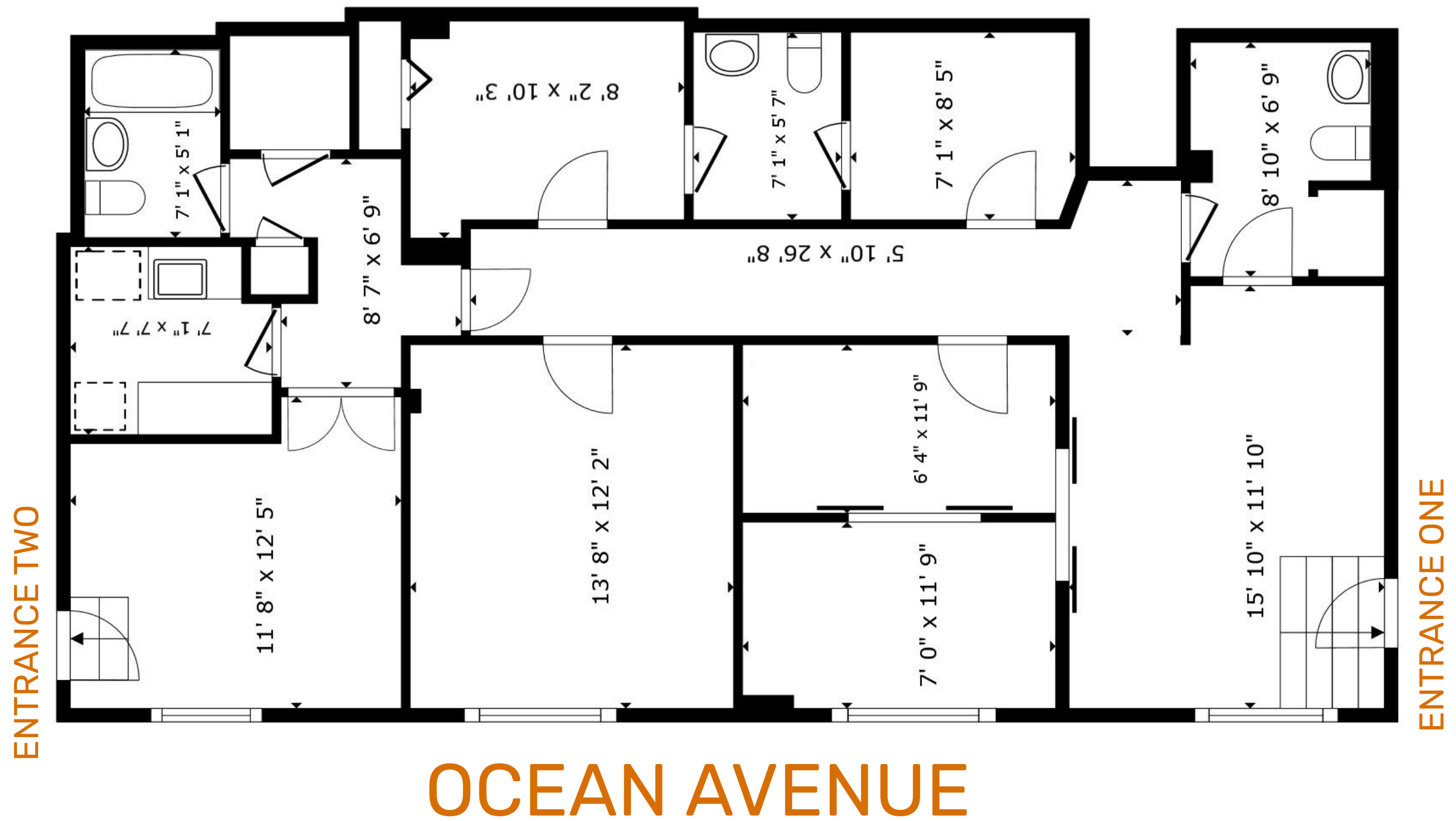
PROPERTY PHOTOS





FLOOR PLAN

1,220 SF



DOLLHOUSE VIEW

1,220 SF

ENTRANCE TWO



ENTRANCE ONE

OCEAN AVENUE

CERTIFICATE OF OCCUPANCY



Certificate of Occupancy

CO Number: 301263825F

Permissible Use and Occupancy							
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code habitable rooms	Building Code occupancy group	Zoning dwelling or rooming units	Zoning use group	Description of use
BAS		OG		COM RES	1	4, 2	ONE DWELLING UNIT, 1 MEDICAL OFFICE, BOILER RM, STORAGE, LAUNDRY, 26 CAR GA RAGE
001		40		RES	10	2	TEN (10) FAMILIES
002		40		RES	10	2	TEN (10) FAMILIES
003		40		RES	10	2	TEN (10) FAMILIES
004		40		RES	10	2	TEN (10) FAMILIES
005		40		RES	10	2	TEN (10) FAMILIES
006		40		RES	10	2	TEN (10) FAMILIES TOTAL- SIXTY (61) FAMILIES, ONE (1) MEDICAL OFFICES AND TWENTY SIX (26) CARS GARAGE. PASSENGER VEHICLE ONLY - CLASS "A" MULTIPLE DWELLING. FIRE DEPARTMENT PERMIT # 63154 ISSUED 6/29/1959 (FUEL OIL) DEPARTMENT OF AIR CONTROL, CERTIFICATE # 3373 OF 1958 AND # 662 OF 1959 ISS UED ON JULY 11 1959
END OF SECTION							

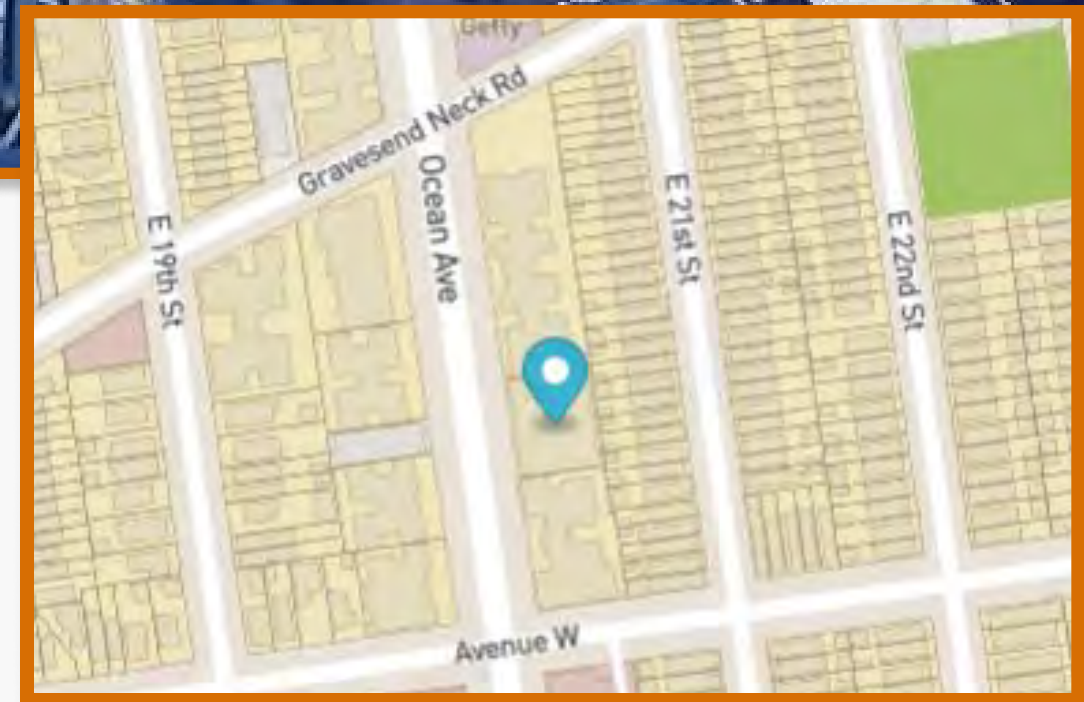
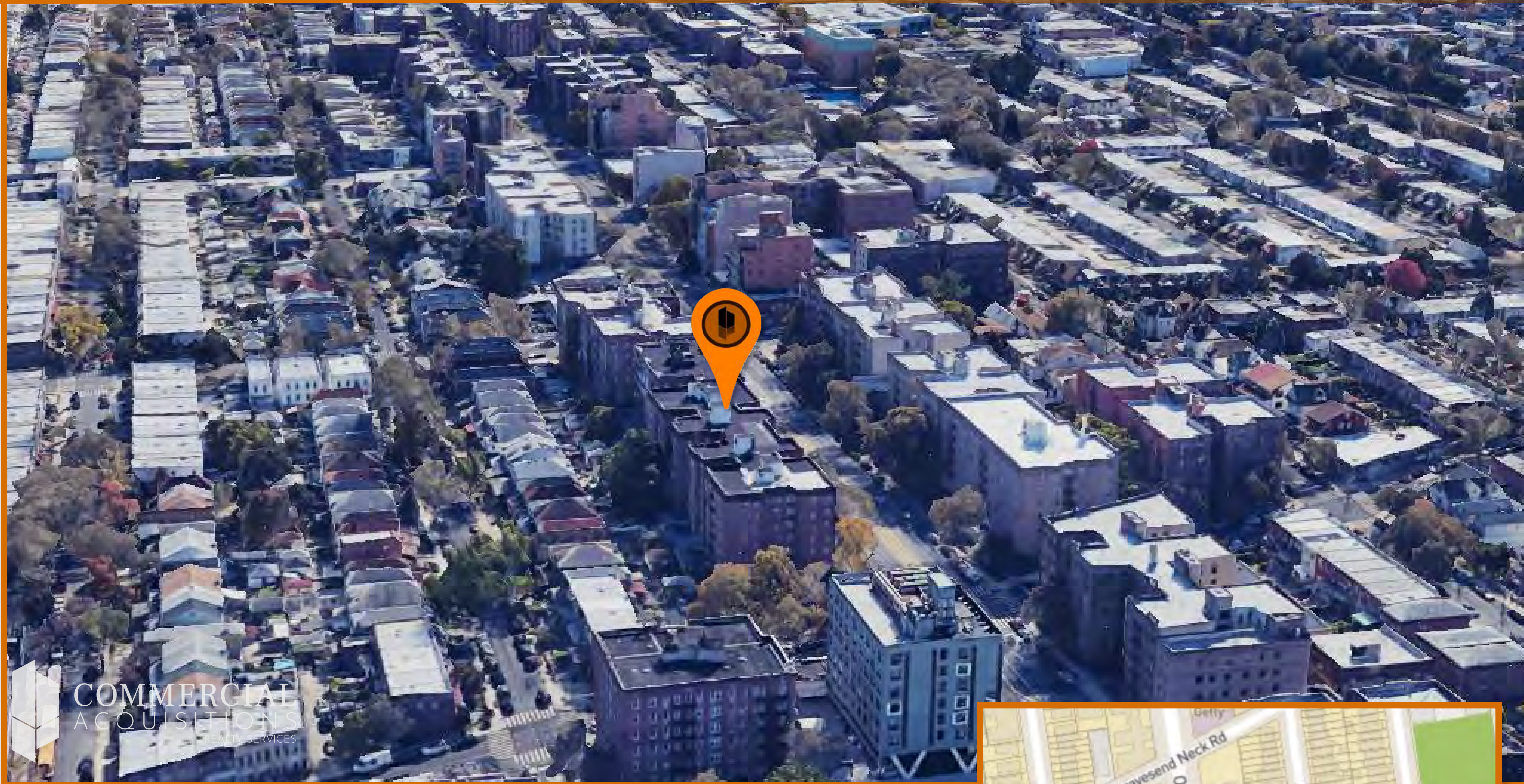


Borough Commissioner



Commissioner

CONTACT US



CONTACT EXCLUSIVE BROKER



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ARSEN@COMMERCIALACQ.COM

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© 2500 CONEY ISLAND AVENUE, 2ND FLOOR, BROOKLYN, NY 11223 ☎ 917.939.3760 ✉ ARSEN@COMMERCIALACQ.COM 🌐 COMMERCIALACQ.COM

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