

# SPACE FOR LEASE

## 3044 CONEY ISLAND AVENUE

BROOKLYN, NY 11235



COMMERCIAL  
ACQUISITIONS  
REALTY SERVICES



SCAN OR CLICK FOR A  
3-D VIRTUAL TOUR

COMMERCIAL  
ACQUISITIONS  
REALTY SERVICES

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

# PROPERTY DETAILS

## LOCATION INFO

CONEY ISLAND AVE & NEPTUNE AVE

## BLOCK & LOT

07264-0072

## ZONING

R6, OP

## AVAILABLE SPACE

2ND FLOOR: 3,500 SF

## BASE RENT

UPON REQUEST

## NEIGHBORHOOD

BRIGHTON BEACH

## POSSESSION

IMMEDIATE

## COMMENTS

- ELEVATOR BUILDING
- HANDICAP ACCESSIBLE
- PARKING AVAILABLE FOR ADDITIONAL RENT
- CENTRAL HVAC
- CLOSE ACCESS TO BELT PKWY
- HIGH TRAFFIC AREA

## TRANSPORTATION

B1

B4

B68

D

F

N

Q

Walk Score

96

Transit Score

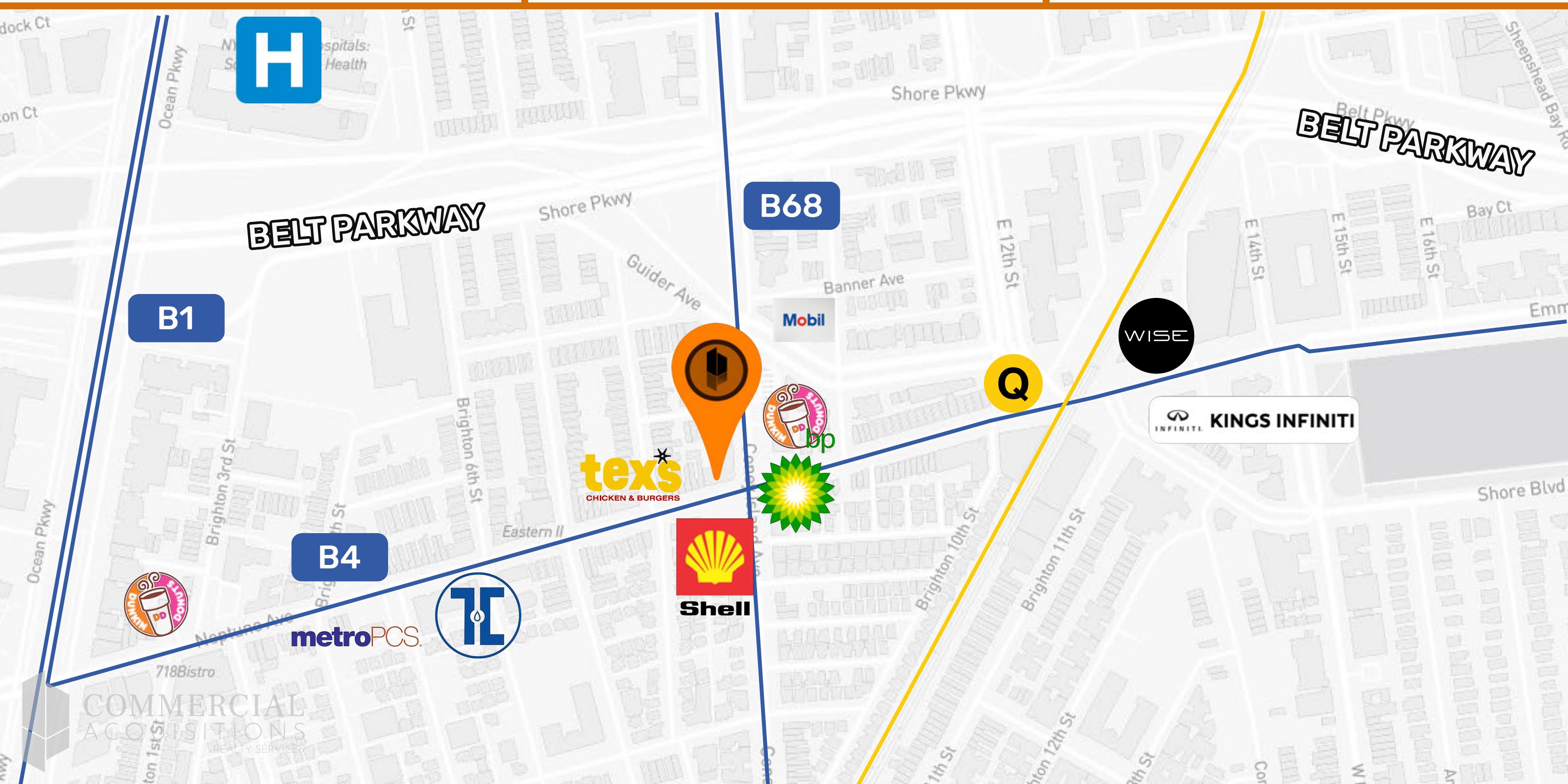
84

Bike Score

70

## NEIGHBORHOOD TENANTS

- DUNKIN'
- TEX'S CHICKEN & BURGERS
- WISE
- METRO PCS
- TOURO UNIVERSITY
- BP
- SHELL
- MOBIL



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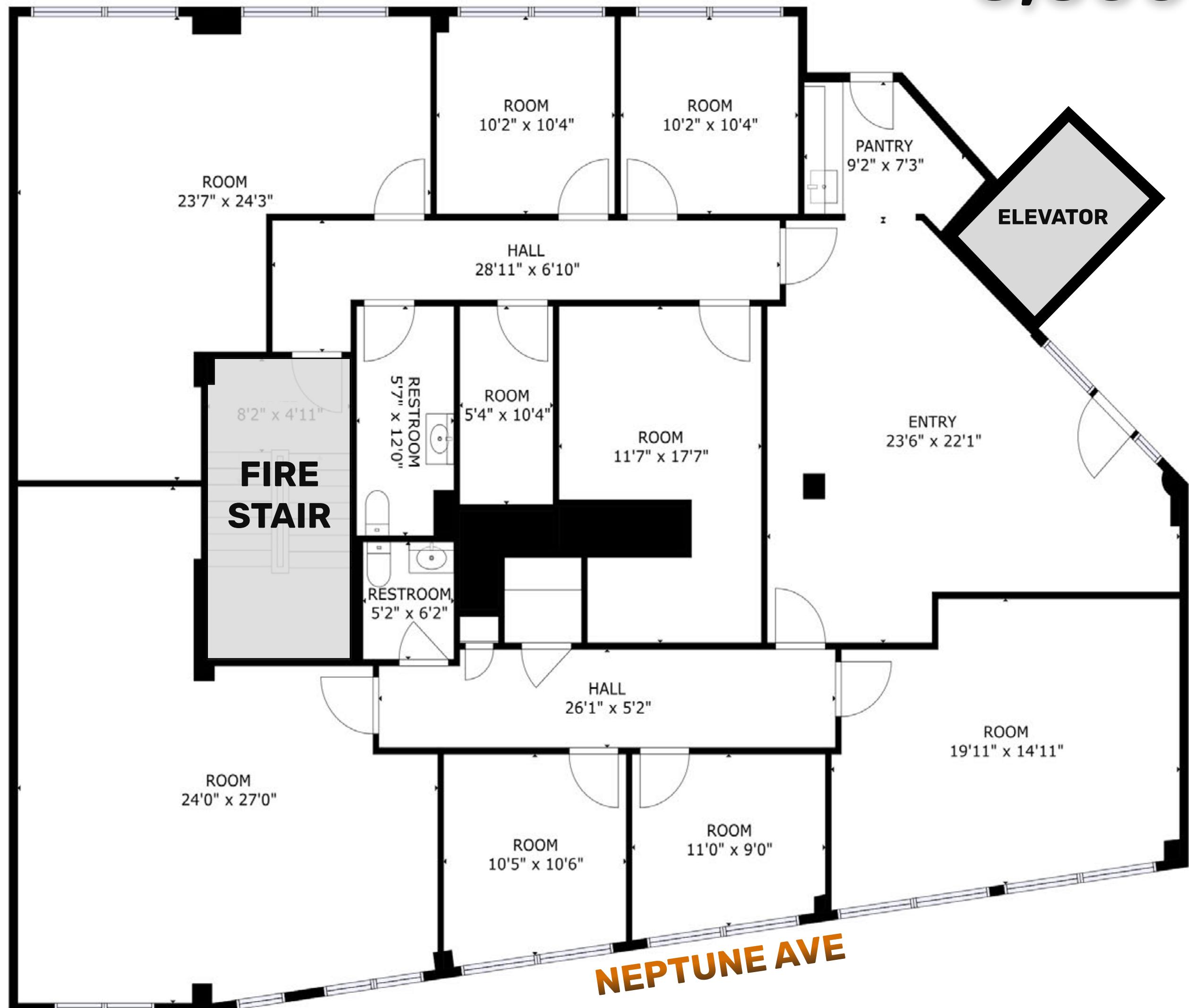
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# 3044 CONEY ISLAND AVENUE

**3,500 SF**



**2ND FLOOR**

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## CONTACT EXCLUSIVE BROKER



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