



4210 AVENUE U, BROOKLYN, NY 11234



PROPERTY DETAILS

LOCATION INFO

AVE U BTW. FLATBUSH AVE
& HENDRICKSON ST

NEIGHBORHOOD

MARINE PARK

BLOCK & LOT

08559-0039

ZONING

C8-1

SIZE

2,600 SF

ASKING PRICE

\$7,500/MONTH

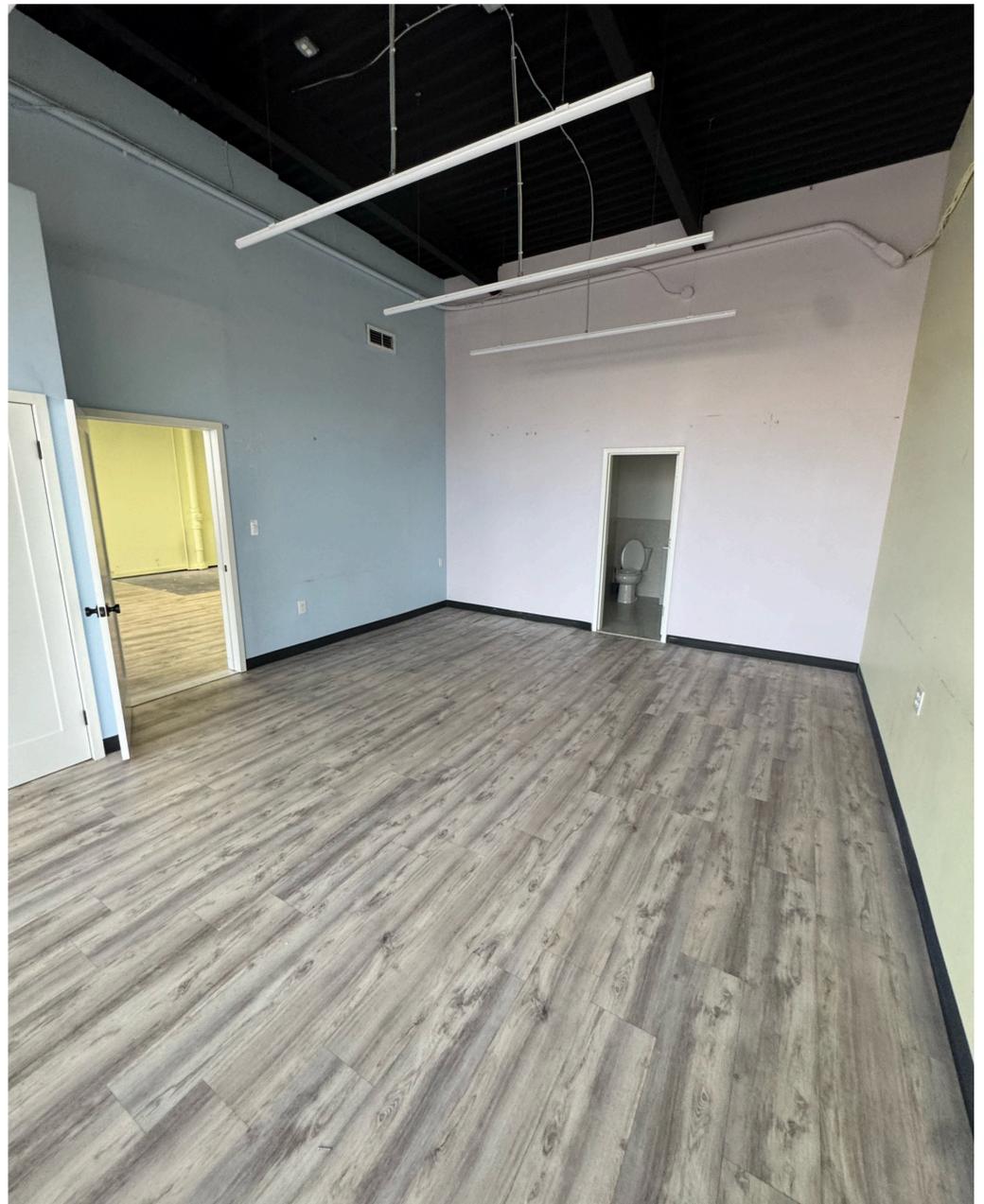
CONTACT EXCLUSIVE BROKER

ARSEN ATBASHYAN

917-939-3760

ARSEN@COMMERCIALACQ.COM

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



CERTIFICATE OF OCCUPANCY

B Form 54 (Rev. 8/85)

THE CITY OF NEW YORK



DEPARTMENT OF BUILDINGS CERTIFICATE OF OCCUPANCY

BOROUGH Brooklyn

DATE **AUG 22 1989**

NO. 232071

ZONING DISTRICT CB-1

This certificate supersedes C.O. No.

THIS CERTIFIES that the new—altered—existing—building—premises located at
4206 Avenue U

Block 8559 Lot 39

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 SCHEDULE OR ROOMING UNITS	BUILDING CODE APPLICABLE HEREIN	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
First	Ground	66			6	C	Retail Stores
			New Code				

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.

Philip Bolotta

BOROUGH SUPERINTENDENT

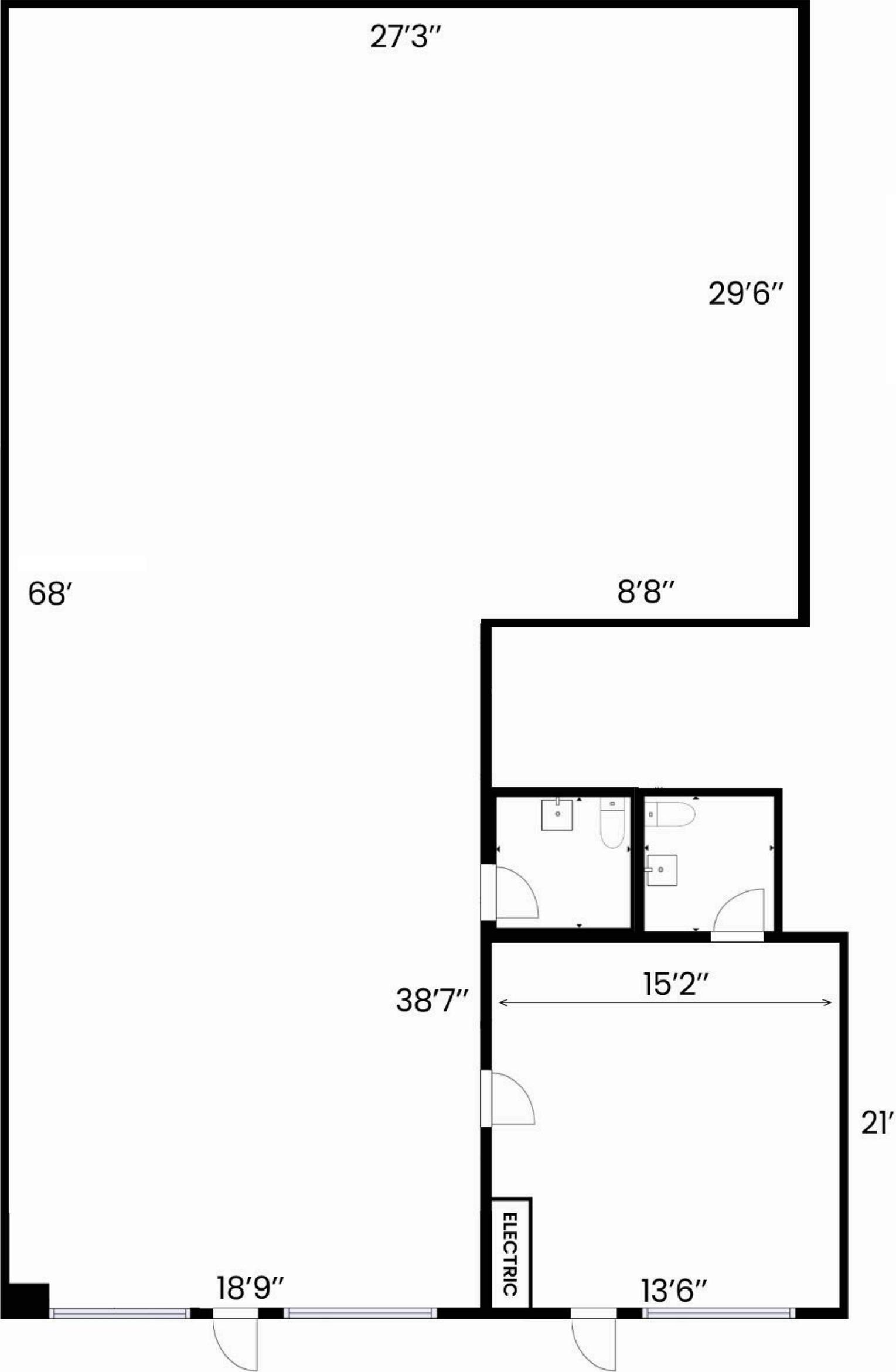
Charles J. ...
Chy L. Tsou

COMMISSIONER

ORIGINAL

OFFICE COPY - DEPARTMENT OF BUILDINGS

COPY



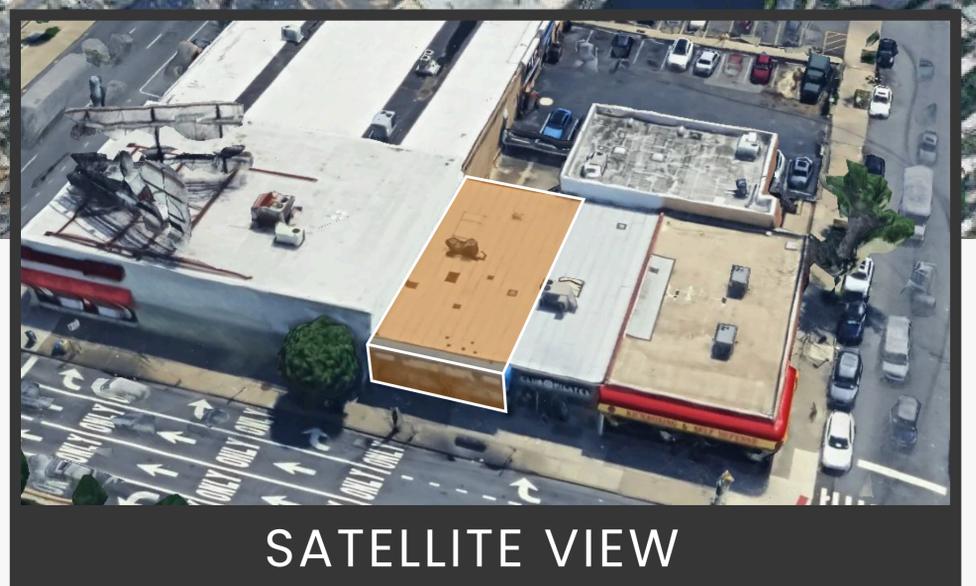
AVE U



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PROPERTY COMMENTS

- 35' FRONTAGE
- GREAT SIGNAGE OPPORTUNITY
- PRIME MARINE PARK LOCATION
- STEPS AWAY FROM KINGS PLAZA
- CLOSE TO BELT PARKWAY
- LOCATED IN A HIGH-TRAFFIC AREA
- SURROUNDED BY MAJOR BUSINESSES



NEIGHBOURING TENANTS & AMENITIES



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