



702 BANNER AVE, BROOKLYN, NY 11235



PROPERTY DETAILS

LOCATION INFO

CORNER OF BANNER AVE
& BRIGHTON 8TH ST

NEIGHBORHOOD

BRIGHTON BEACH

BLOCK & LOT

07264-0138

ZONING

R6, OP

PROPERTY TAX

\$14,396

SIZE

BUILDING - 3,040 SF (20 x 76)

LOT - 1,752 SF (20.75 x 84.42)

ASKING PRICE

\$1,995,000

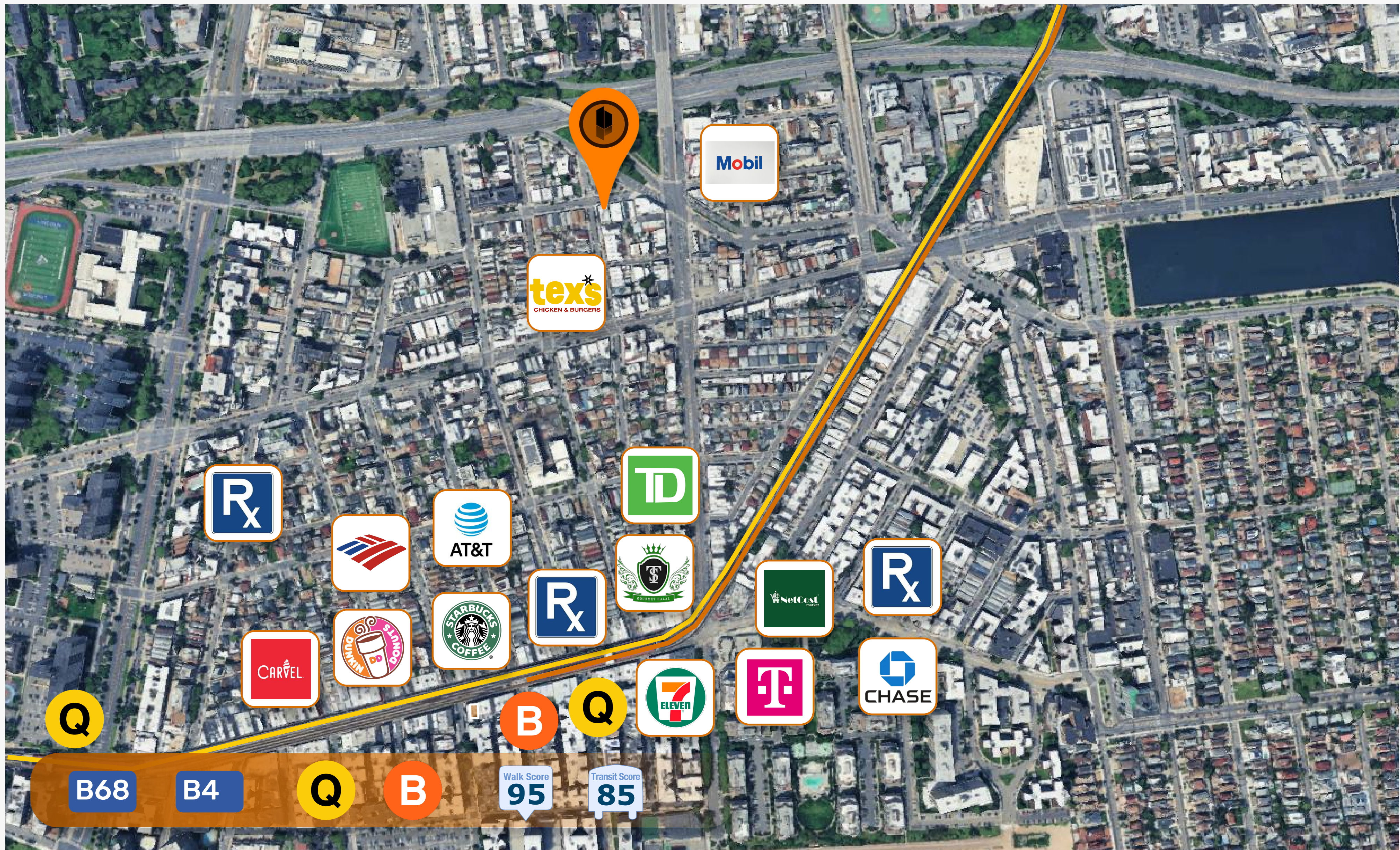
CONTACT EXCLUSIVE BROKER

DENIS ABAYEV

718-954-1363

DENIS@COMMERCIALACQ.COM

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



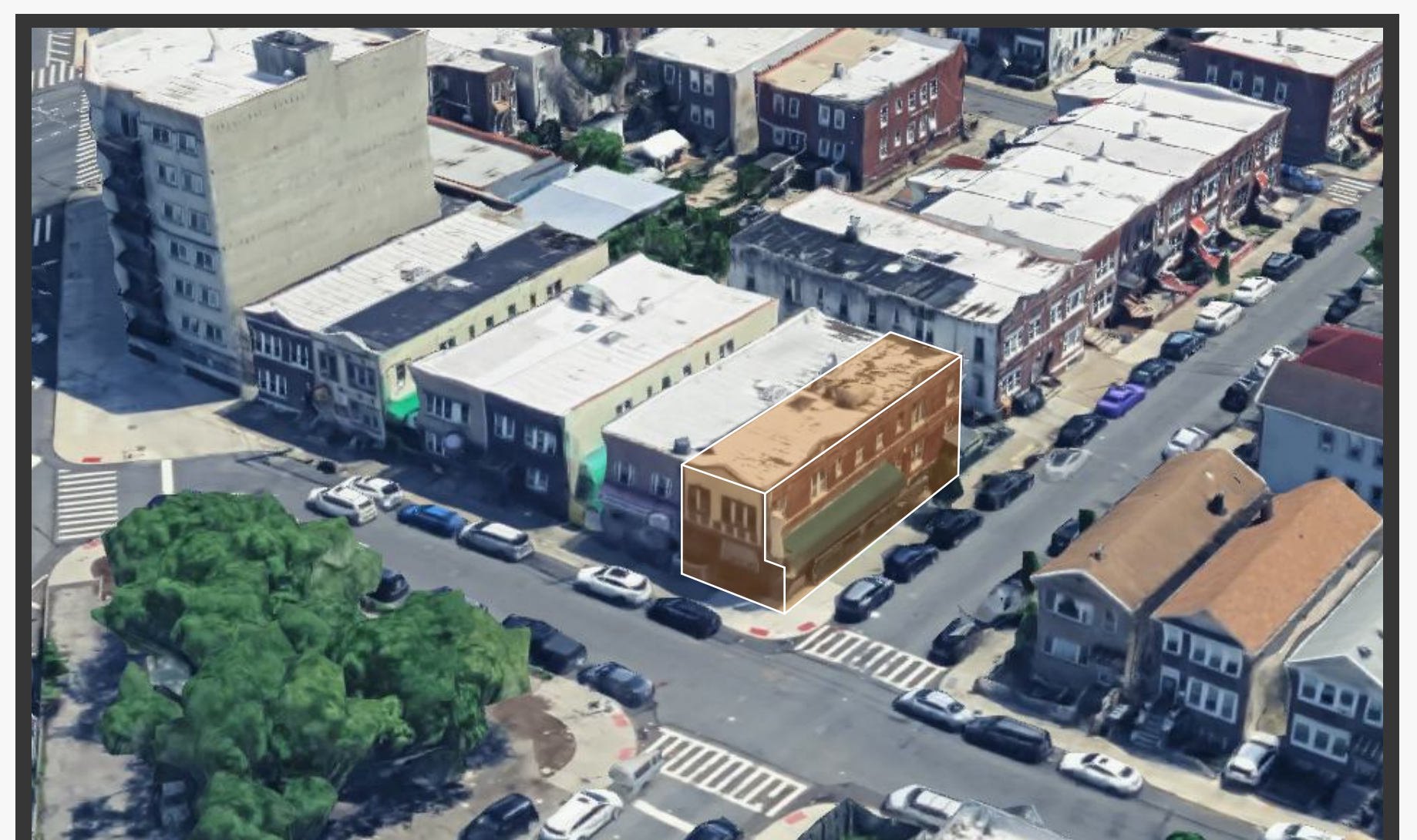
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PROPERTY COMMENTS

- CORNER MIXED-USE BUILDING

LOWER LEVEL: DAYCARE FACILITY
1ST FL: DAYCARE FACILITY
2ND FL: 4 BEDROOM APARTMENT

- DELIVERED VACANT
- BACKYARD
- PERFECT FOR DAYCARE OPERATOR OR INVESTOR
- CLOSE TO BELT PKWY AND PUBLIC TRANSPORTATION



SATELLITE VIEW

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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.



Certificate of Occupancy

CO Number: 301472537F

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: 07264	Certificate Type: Final
	Address: 702 BANNER AVENUE	Lot Number(s): 138	Effective Date: 12/27/2006
	Building Identification Number (BIN): 3196555	Building Type: Altered	

For zoning lot metes & bounds, please see BISWeb.

B.	Construction classification: 2
	Building Occupancy Group classification: PUB
	Multiple Dwelling Law Classification: None
	No. of stories: 2 Height in feet: 23 No. of dwelling units: 1

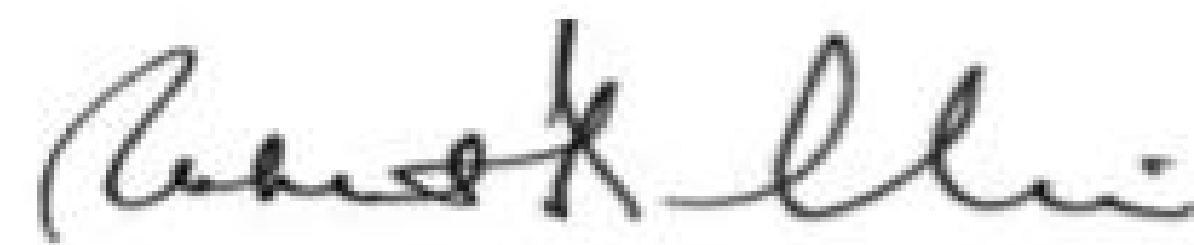
Permissible Use and Occupancy

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	33	100	PUB		3	CLASSROOM FOR NURSERY DAY CARE AGES: 12 MONTHS TO 2 YEARS & 2-6 YEARS (9 TO DDLES & 21 PRESCHOOLERS) TOTAL 30 CHILDREN PER FLOOR AND 3 STAFF. NOTE: AFT ER SCHOOL STARTS FOR 21 KIDS AT 3:00PM WHEN PRE-SCHOOL LEAVE.
001	33	40	PUB		3	CLASSROOM FOR NURSERY DAY CARE AGES: 12 MONTHS TO 2 YEARS & 2-6 YEARS(10 TO DDLES & 20 PRESCHOOLERS) TOTAL 30 CHILDREN PER FLOOR AND 3 STAFF. NOTE: AFT ER SCHOOL STARTS FOR 20 KIDS AT 3:00PM WHEN PRE-SCHOOL LEAVE.
002		40	RES	1	2	ONE (1) FAMILY
END OF SECTION						



Borough Commissioner



Commissioner

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