

# RETAIL SPACE FOR LEASE

2461 FLATBUSH AVENUE, BROOKLYN NY 11234



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



# PROPERTY DETAILS

**SIZE DIVISIBLE: 1,300 SF - 2,616 SF AVAILABLE**

**PRIME LOCATION, GREAT BRANDING  
OPPORTUNITY**

**OVER 90 FT FRONTAGE ON FLATBUSH AVENUE**

**58,000 AVG DAILY TRAFFIC BTW FLATBUSH  
AVENUE & AVENUE U**

**HIGH CEILINGS WITH CENTRAL HVAC**

**STEPS FROM PUBLIC TRANSPORTATION**

**RENTAL RATE : \$50 PSF/YEAR**



**NEIGHBORHOOD**  
OLD MILL BASIN



**BLOCK & LOT**  
8543-0011



**ZONING**  
C8-1

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**TRANSPORTATION**

B3	B9	B46
B46	Q35	
Walk Score <b>91</b>	Transit Score <b>78</b>	

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# PROPERTY PHOTOS



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# SATELLITE VIEW



2,616 SF AVAILABLE

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# CERTIFICATE OF OCCUPANCY

B Form 24C (Rev. 12/15/10)

THE CITY OF NEW YORK

HOUSING AND DEVELOPMENT ADMINISTRATION

## DEPARTMENT OF BUILDINGS

### CERTIFICATE OF OCCUPANCY

BOROUGH **Brooklyn**

DATE

NO.

**212073**

This certificate supersedes C.O. No.

ZONING DISTRICT **CB-1**

THIS CERTIFIES that the new ~~structure~~ building premises located at

**2461 Flatbush Avenue**

Block **8543** Lot **11**

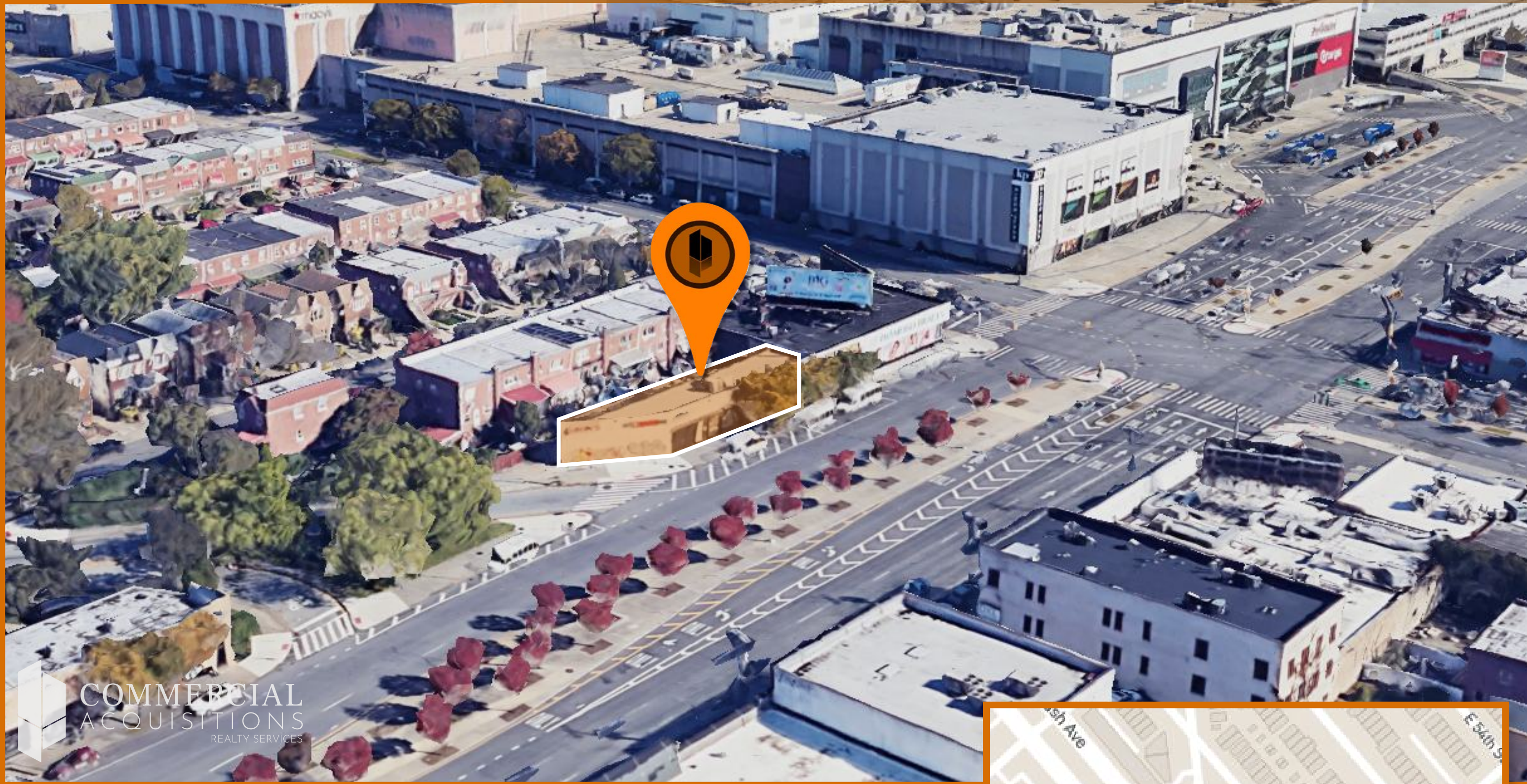
CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN

#### PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS. PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
<b>First</b>	<b>Ground</b>	<b>110</b>			<b>6</b>	<b>C</b>	<b>Retail Stores</b>
		<b>TOTALS As Stated Above</b>					



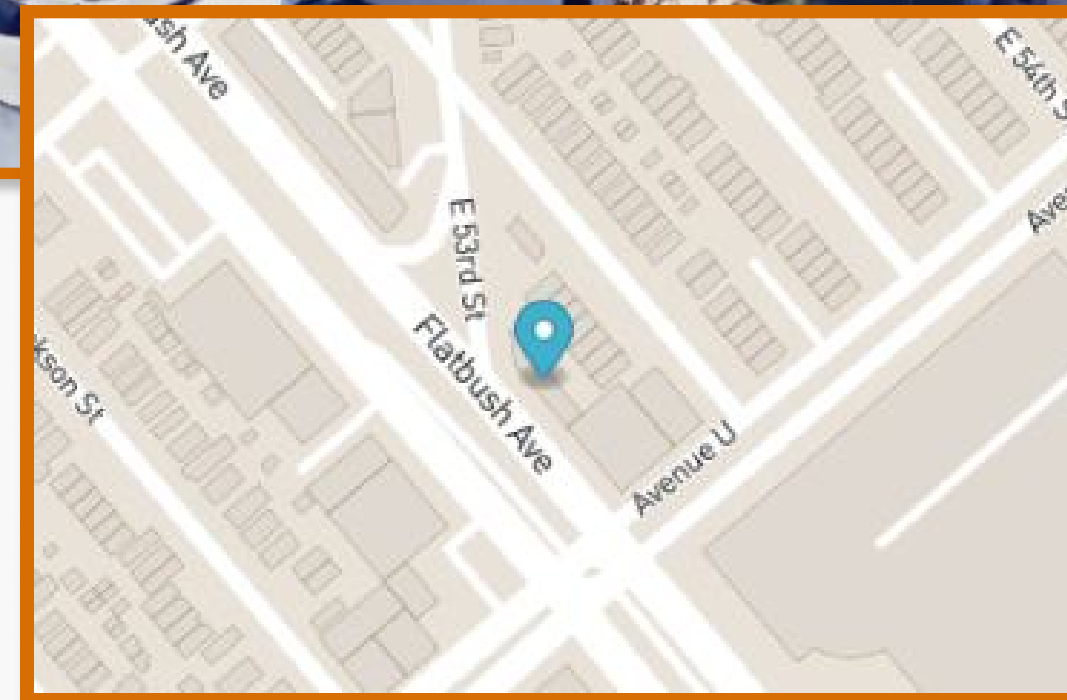
# CONTACT US



## **CONTACT EXCLUSIVE BROKER**



**ARSEN ATBASHYAN**  
**CELL: 917.939.3760**  
**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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