

MEDICAL BUILDING FOR SALE

2632 EAST 14 ST

SHEEPSHEAD BAY | BROOKLYN, NY 11235



COMMERCIAL
ACQUISITIONS
REALTY SERVICES



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

SPACE DETAILS

BETWEEN

Sheepshead Bay Rd & Shore Pkwy

SIZE

Lot - 27 ft x 100 ft
Building - 27 ft x 100 ft

ZONING

R5

TAXES

\$4,551
ICAP in place (Exp 2032)

PRICE

\$6,499,000 5.8%Cap

BLOCK & LOT

07458-0018

BUILDING SIZE

4,558 SF

FLOORS

3

COMMENTS

- Elevator Building
- Great Upside
- Good Location

TRANSPORTATION



NEIGHBORING TENANTS

- CVS
- Apple Bank
- Citibank
- Starbucks
- Soup N Burger
- Bagel Boy
- Public Library
- Anatolian Gyro
- T-Mobile
- Chase Bank



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Certificate of Occupancy

CO Number: 301897721F

This certifies that the premises described herein conform 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: 07158 Certificate Type: Final
Address: 2632 EAST 14 STREET Lot Number(s): 18 Effective Date: 03/31/2008
Building Identification Number (BIN): 3853850
Building Type: New

For zoning lot notes & bounds, please see BISWeb.

B. Construction classification: 1-D Number of stories: 2
Building Occupancy Group classification: F Height in feet: 22
Multiple Dwelling Law Classification: None Number of dwelling units: 0

C. Fire Protection Equipment:
None associated with this filing.

D. Type and number of open spaces:
None associated with this filing.

E. This Certificate is issued with the following legal limitations:
None

Permissible Use and Occupancy

Table with 7 columns: 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. Rows include CEL, 001, and 002.

END OF SECTION

INCOME & EXPENSES

Unit	Monthly Rent		
Medical Office	\$32,570	4.0%	Annual Increase

Total Yearly	\$390,840 NN
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Yearly Expenses:

Insurance	\$5,000
Elevator	\$3,000

Total:	\$8,000
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Tenant pays all the operating expenses

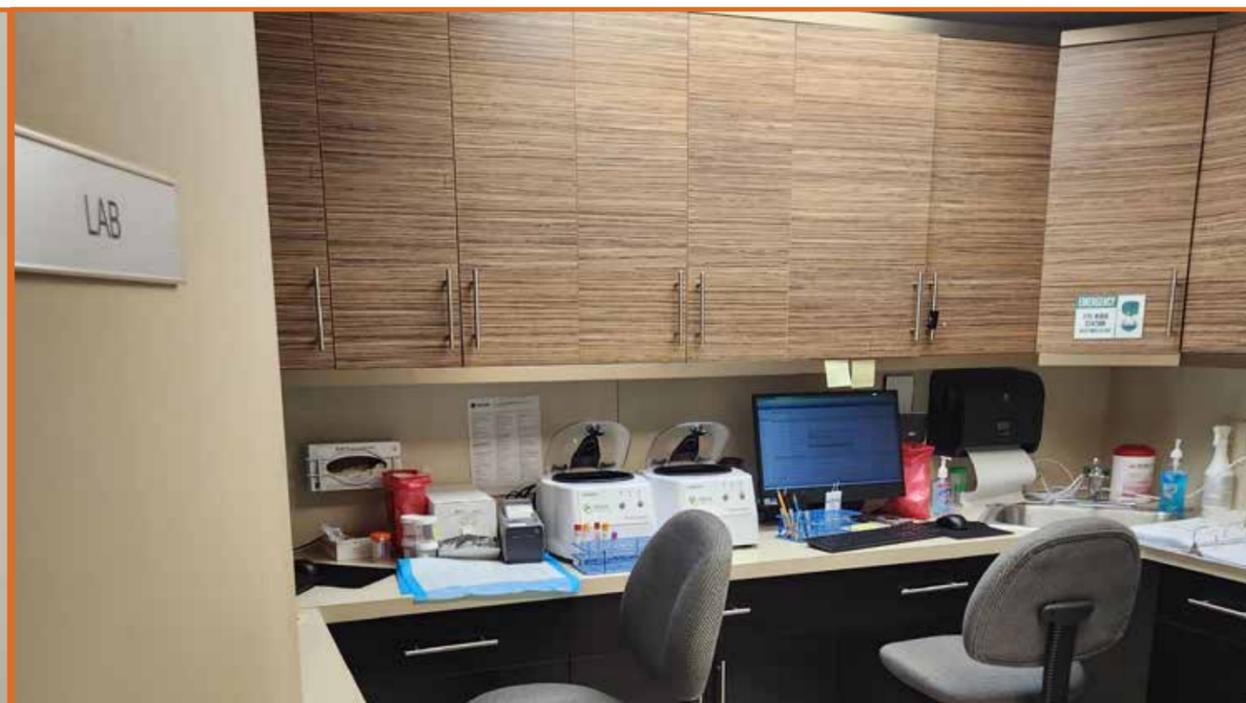
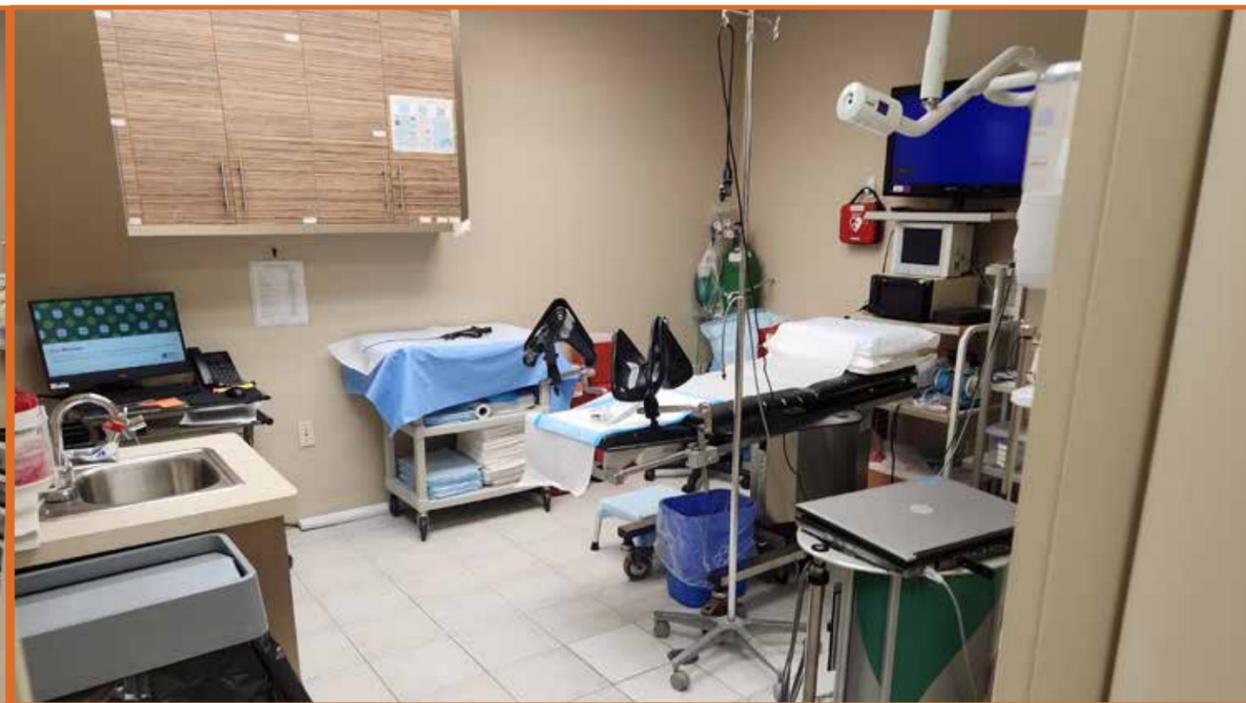
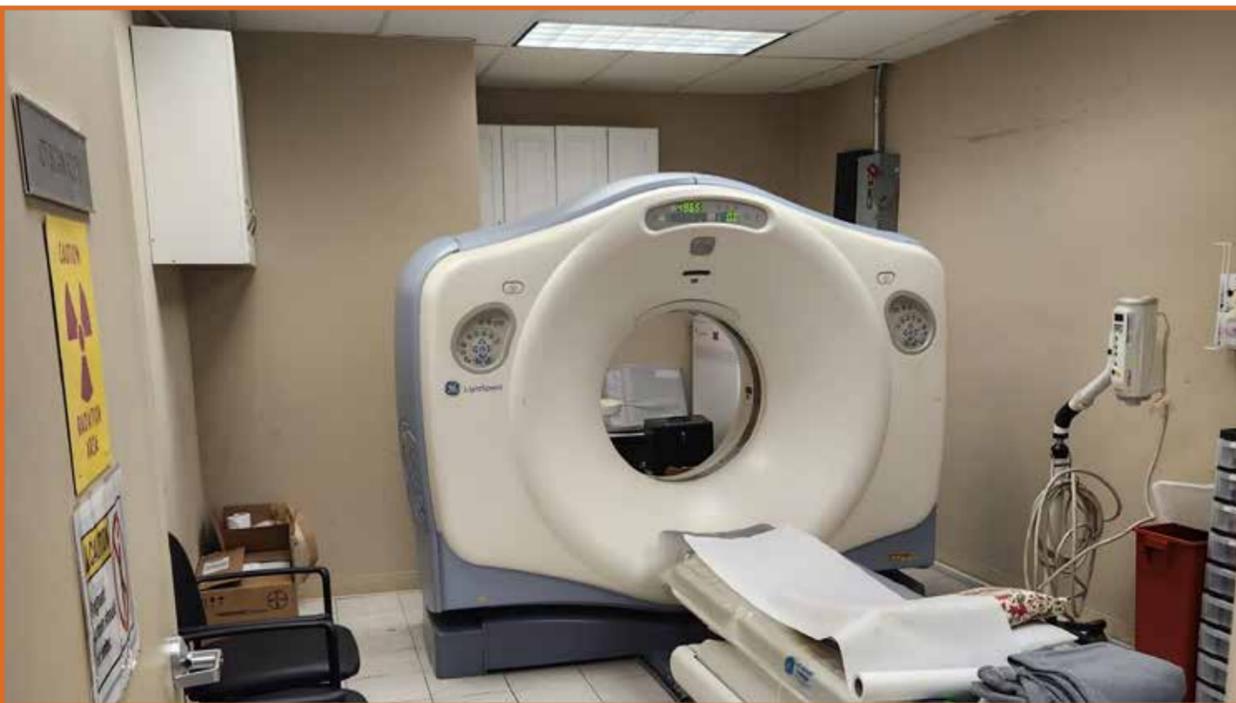
Annual Expenses	\$390,840
	-\$8,000

NOI	\$382,840
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5 year lease and 5 year option initial term expires 1/31/28

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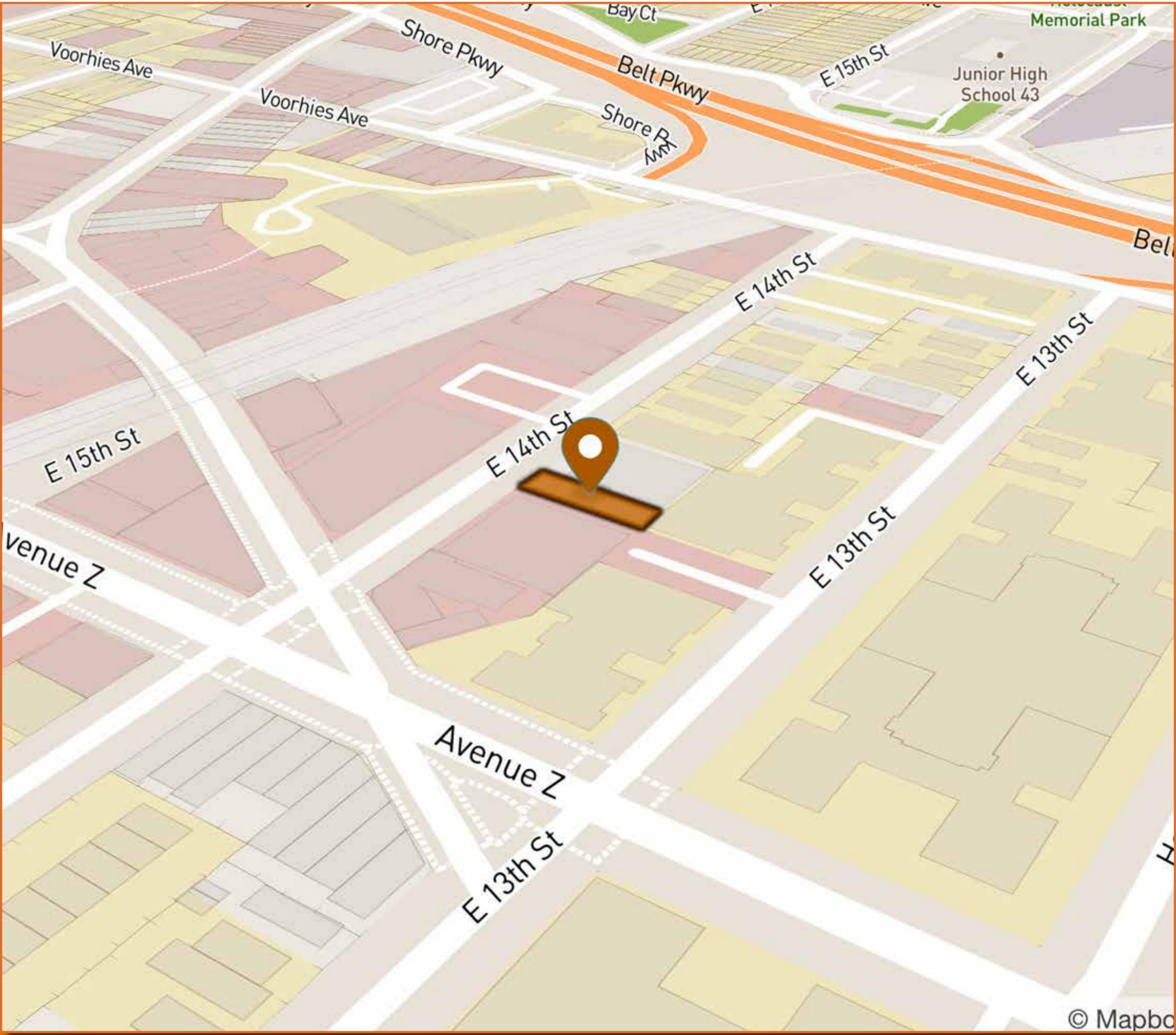
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CONTACT EXCLUSIVE BROKER

ARSEN ATBASHYAN

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Arsen@CommercialACQ.com

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

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