

# RETAIL STORE FOR LEASE



**2683 E 14TH ST, BROOKLYN, NY 11235**



## PROPERTY DETAILS

### LOCATION INFO

NEXT TO SHORE PKWY

### NEIGHBORHOOD

SHEEPSHEAD BAY

### BLOCK & LOT

07459-0046

### ZONING

C4-2/R6

### SIZE

1,300 SF

## ASKING PRICE

**\$7,200/M**

MODIFIED GROSS LEASE

## 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:

JAN 6 1988

NO.

229020

ZONING DISTRICT C4-2

This certificate supersedes C.O. No. 210989

THIS CERTIFIES that the new-altered-existing-building-premises located at  
2681-89 East 14th Street

Block 759

Lot 46

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

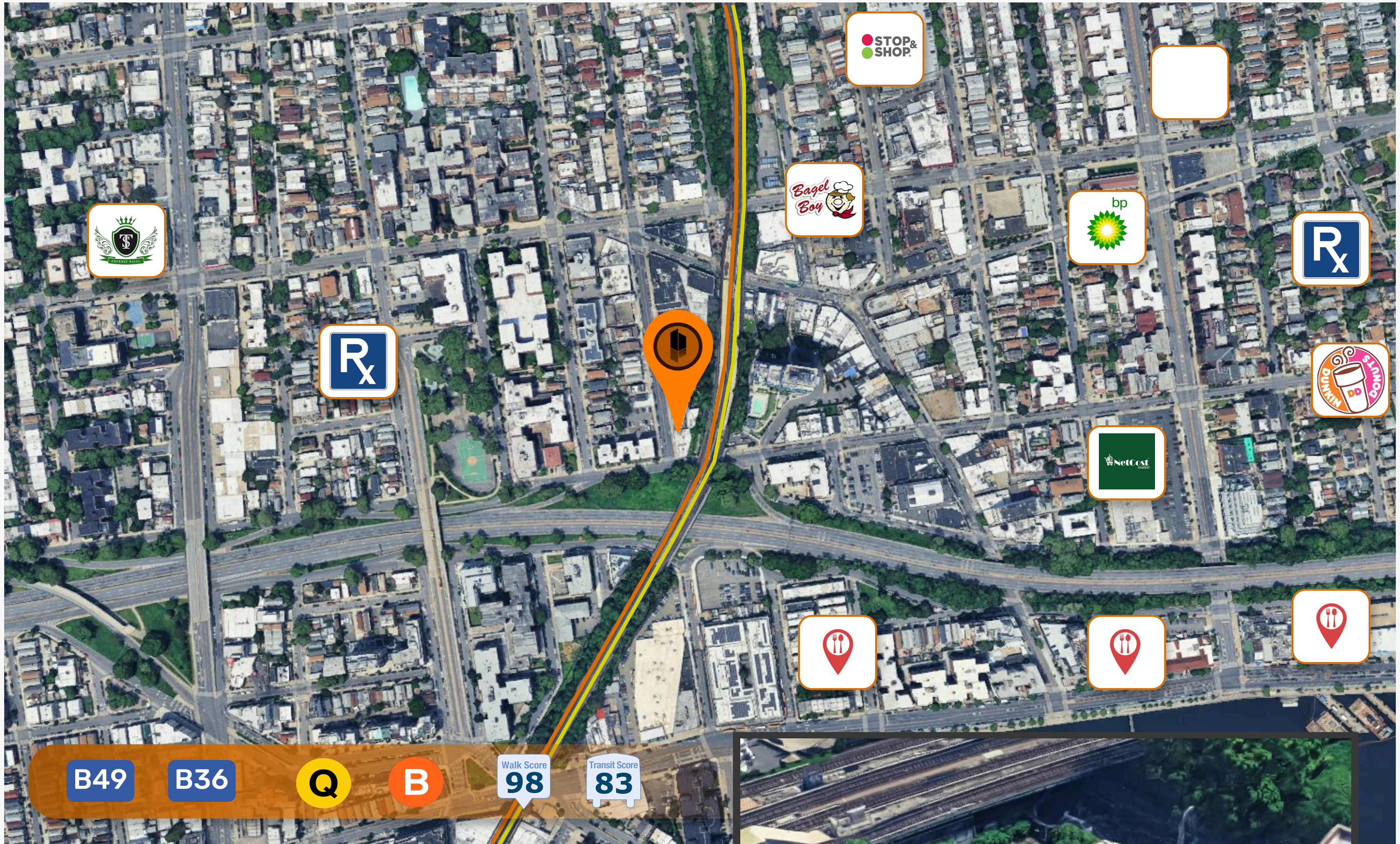
STORY	LIVE LOAD LBS. PER SQ. FT.	MASKUP NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
<b>BUILDING "A"</b>							
First	100	40			6	E	Store
<b>BUILDING "B"</b>							
First	100	18			4	E	Doctors Offices
Mezzanine	60	1			4	E	Storage
PARKING FOR NINE (9) CARS							
TOTAL: Doctors Offices and Store with Parking for Nine (9) Cars							
New Code							

OPEN SPACE USES 2,774 Square Feet - Parking

(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





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NY 11235

## PROPERTY COMMENTS

- 30' FRONTAGE
- GREAT SIGNAGE OPPORTUNITY
- PRIME SHEEPSHEAD BAY LOCATION
- SUB-DIVISIBLE
- HIGH-TRAFFIC AREA
- STEPS AWAY FROM PUBLIC TRANSPORTATION



SATELLITE VIEW

### NEIGHBOURING TENANTS & AMENITIES



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