



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. 8-25)

THE CITY OF NEW YORK



## DEPARTMENT OF BUILDINGS CERTIFICATE OF OCCUPANCY

BOROUGH Brooklyn

DATE: 1988 NO. 229020

JAN 3

ZONING DISTRICT C-2

This certificate supersedes C.O. No. 21090

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

Block 7459 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

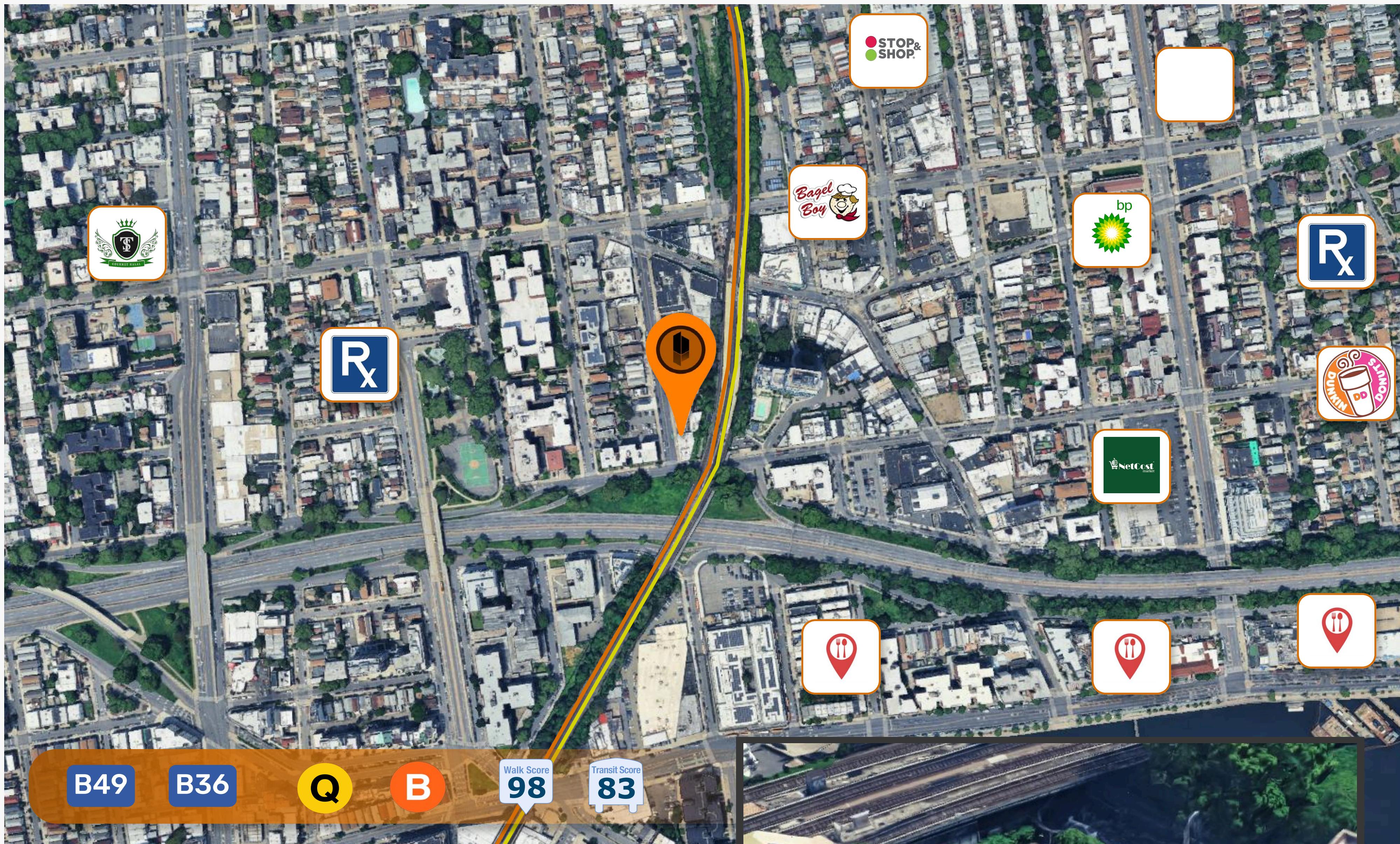
### PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS PER SQ. FT	MAXIMUM NO. OF PERSONS PERMITTED	ZONING CLASSIFICATION OR ROOMING UNITS	BUILDING CODE PERMITTABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
<b>BUILDING "A"</b>							
First	100	40		6	E	E	Store
<b>BUILDING "B"</b>							
First	100	18		4	E	E	Doctors Offices
Mezzanine	60	1		4	E	E	Storage
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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