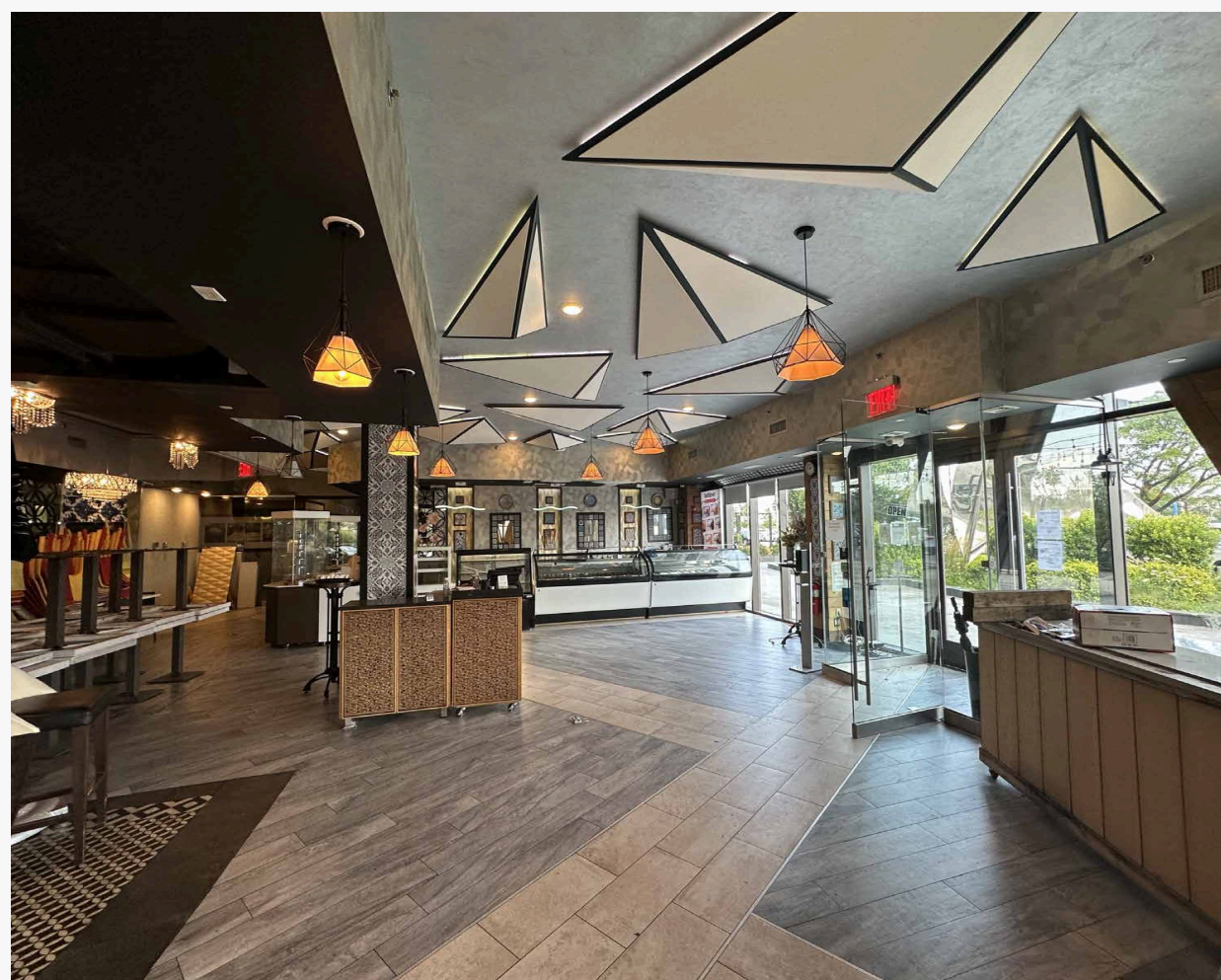
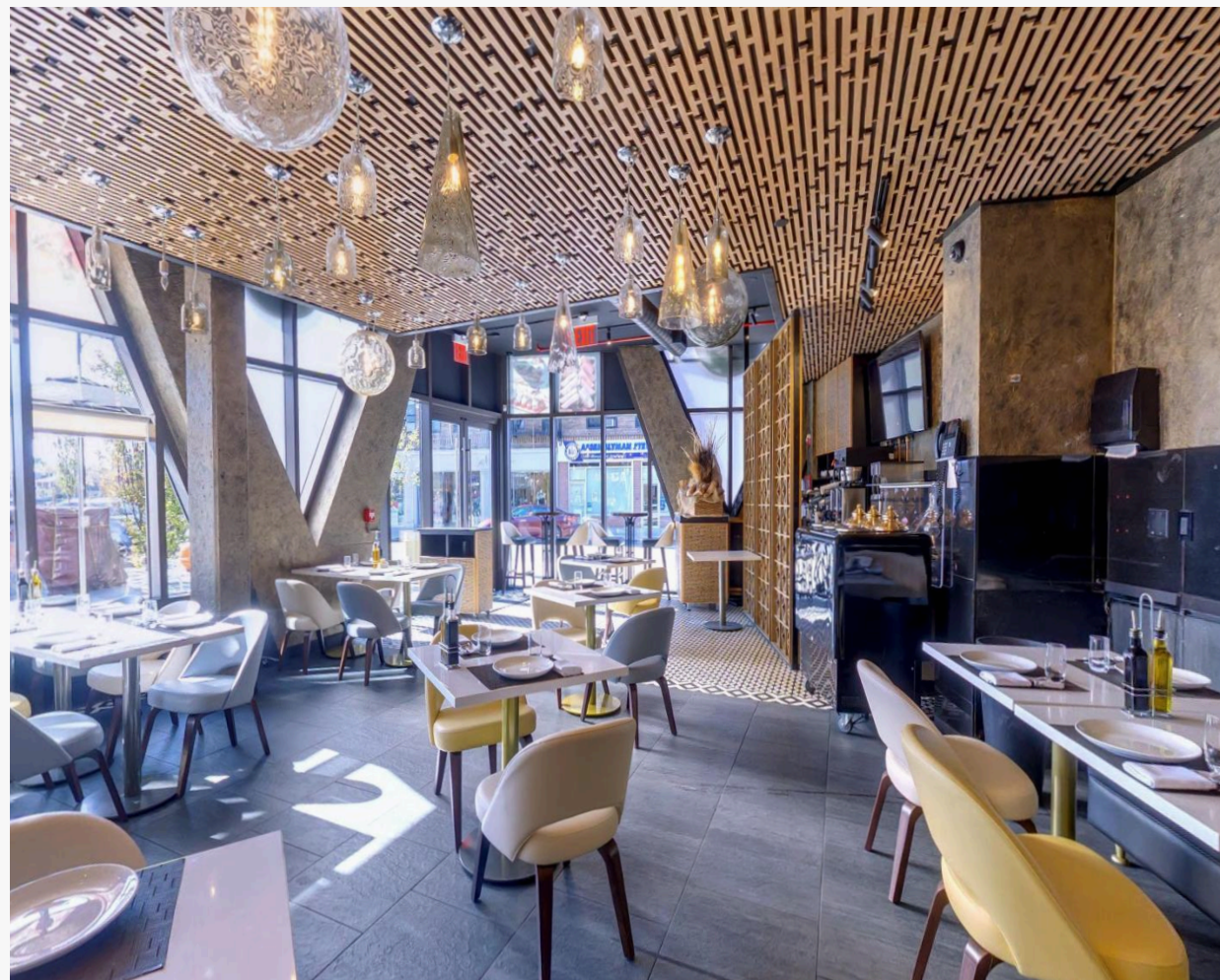
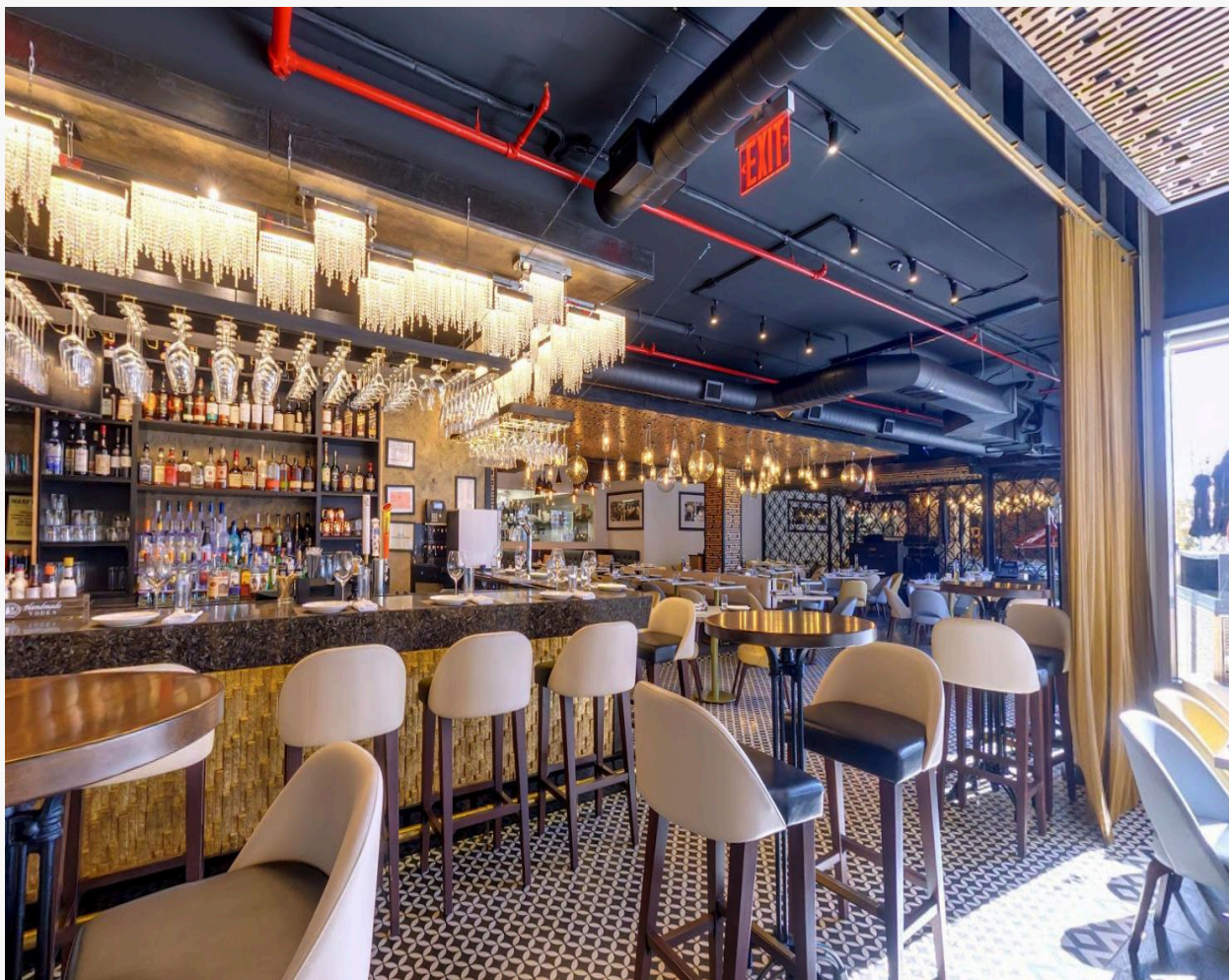


1809 EMMONS AVE, BROOKLYN, NY 11235



PROPERTY DETAILS

LOCATION INFO

CORNER OF EMMONS AVE
& SHEEPSHEAD BAY RD

NEIGHBORHOOD

SHEEPSHEAD BAY

BLOCK & LOT

08180-0007

ZONING

08773-7501

SIZE

SPACE A - 5,504 SF

SPACE B - 4,500 SF

ASKING PRICE

\$65 PSF

MODIFIED GROSS LEASE

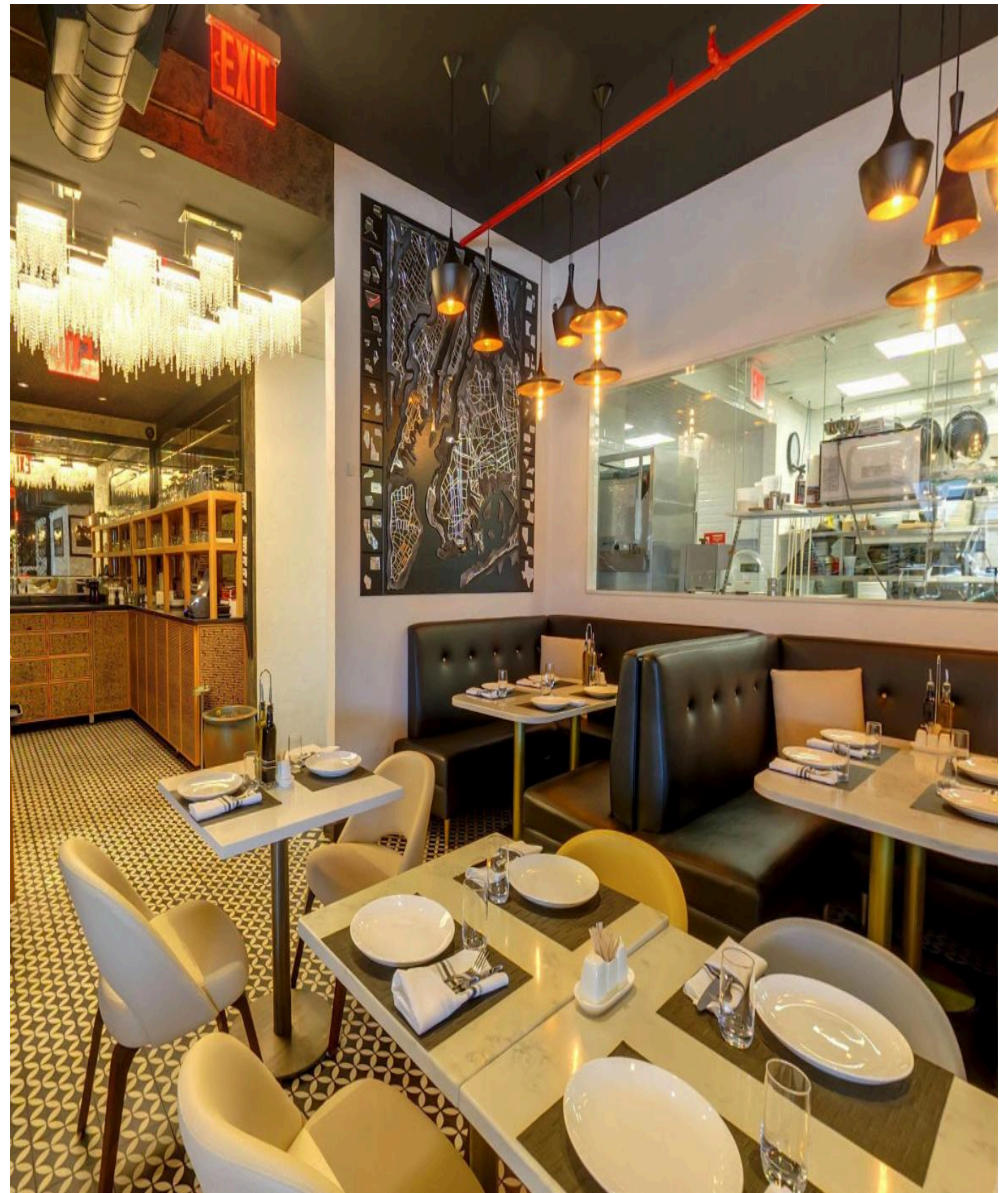
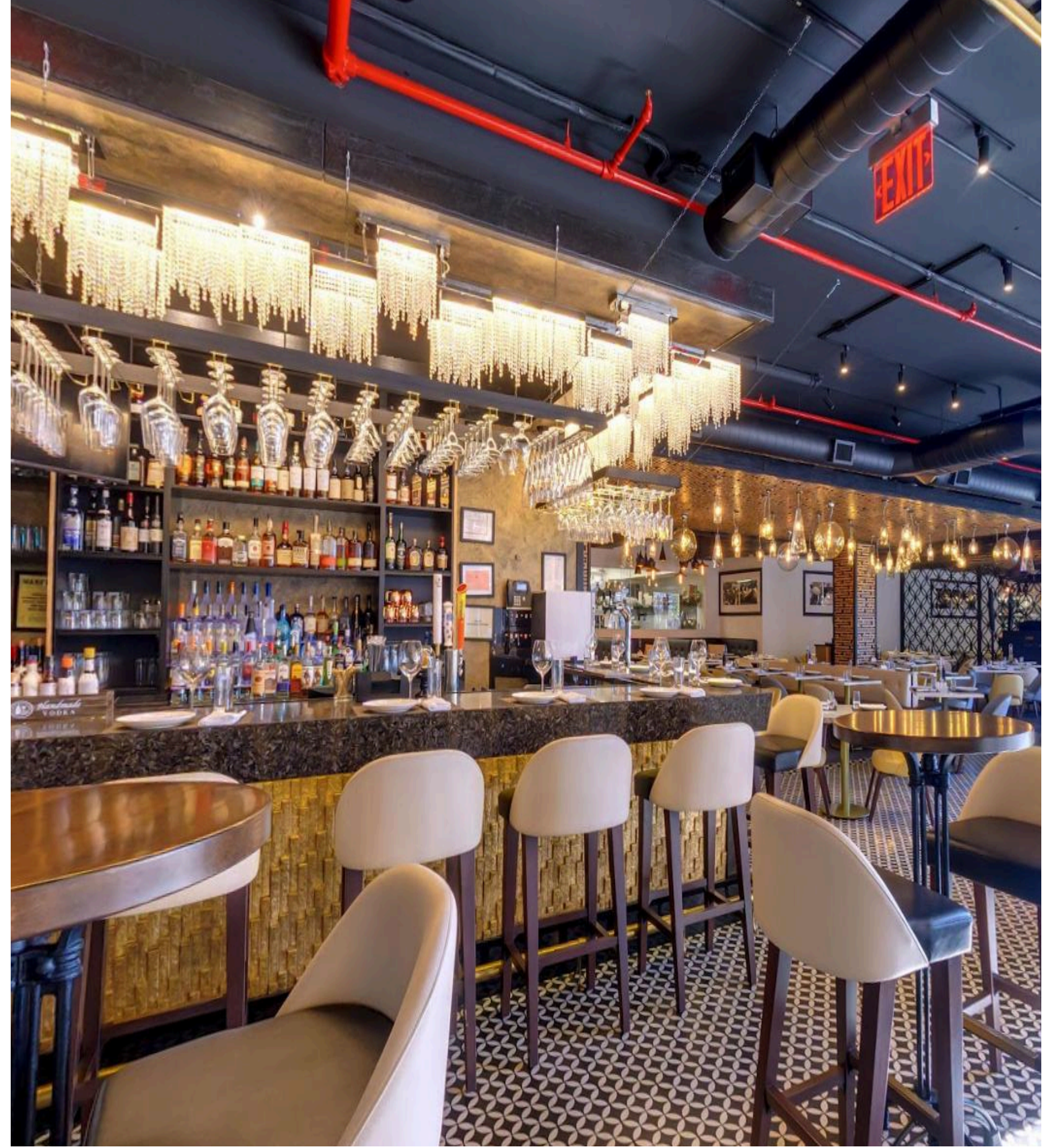
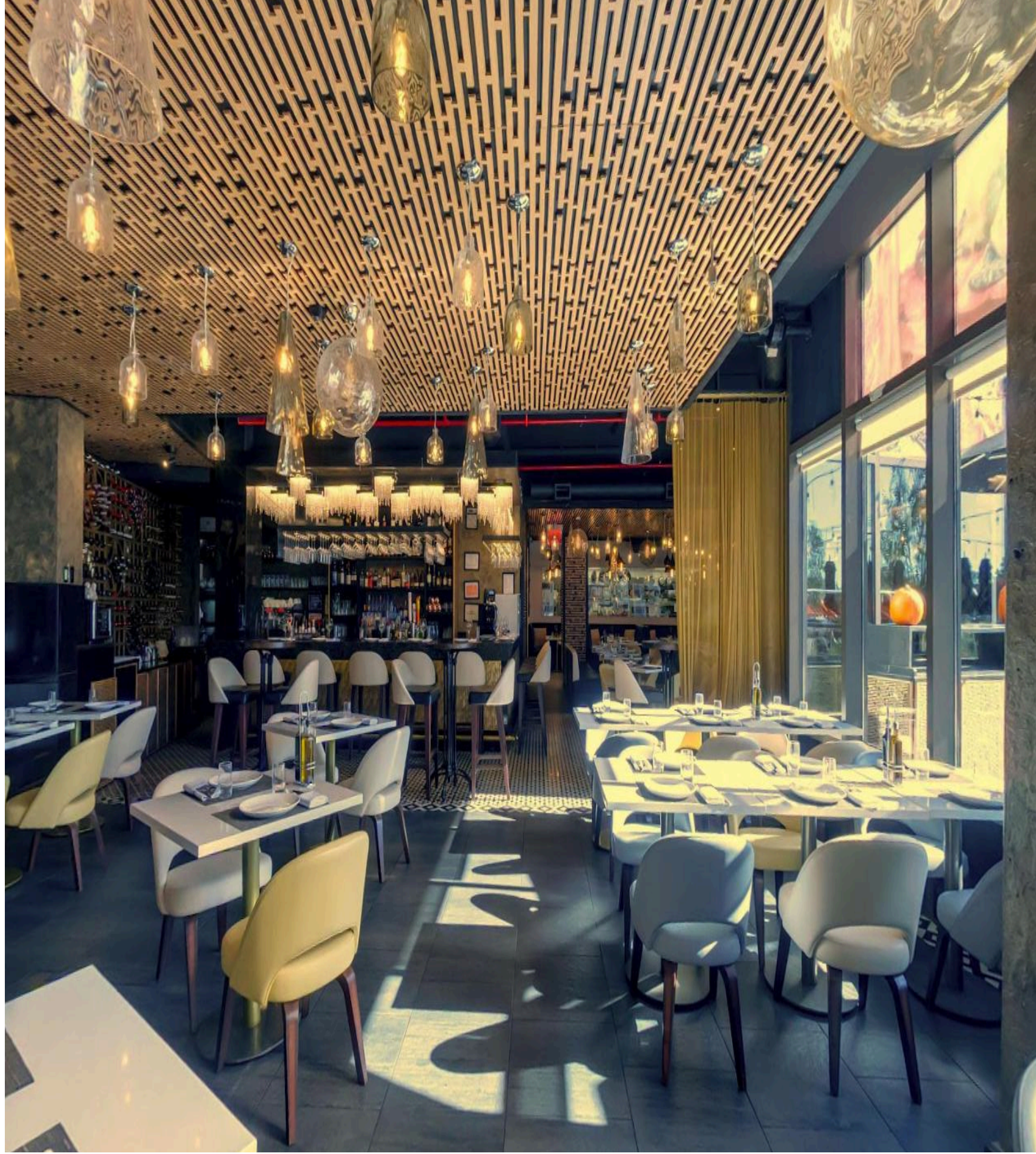
CONTACT EXCLUSIVE BROKER

ARSEN ATBASHYAN

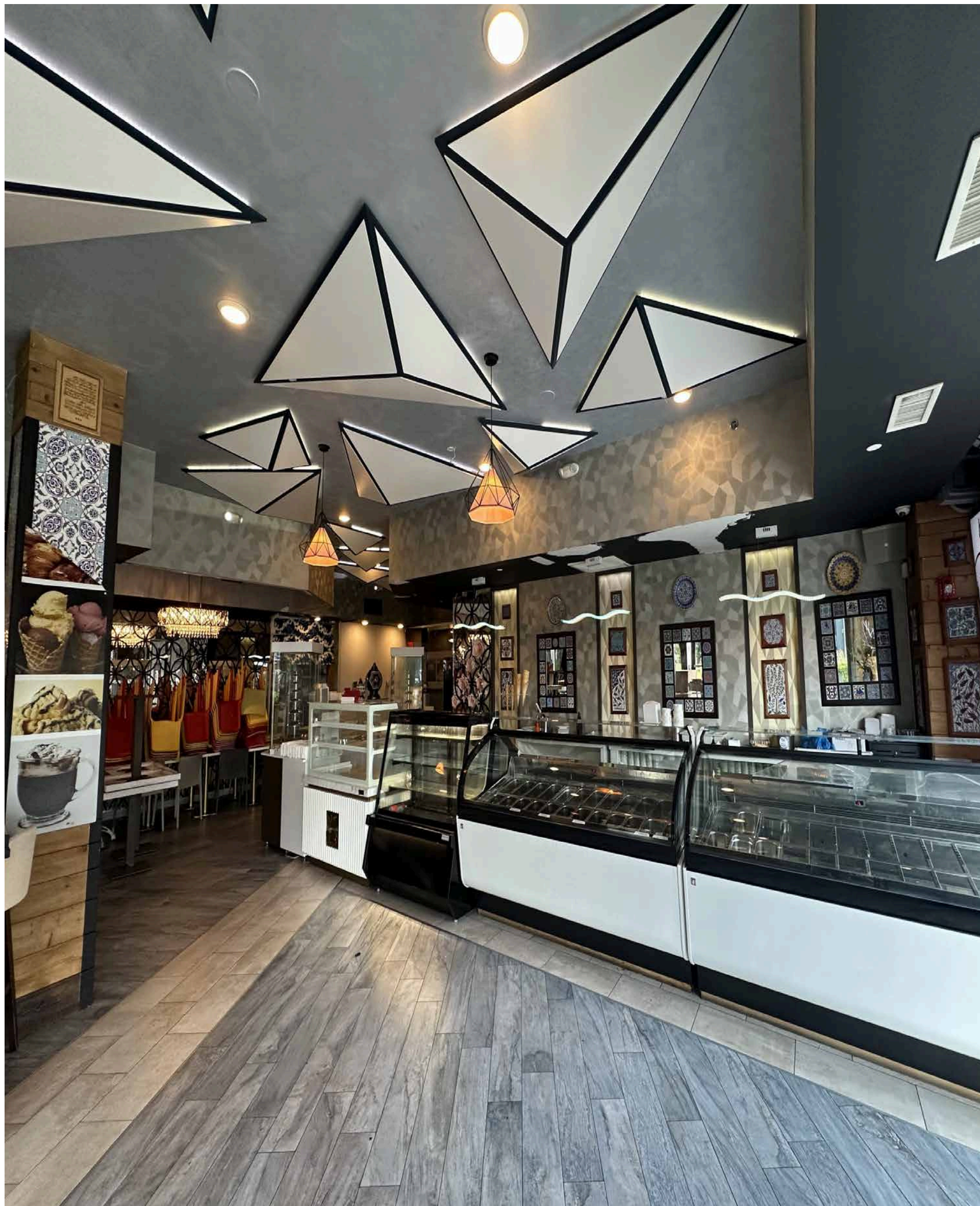
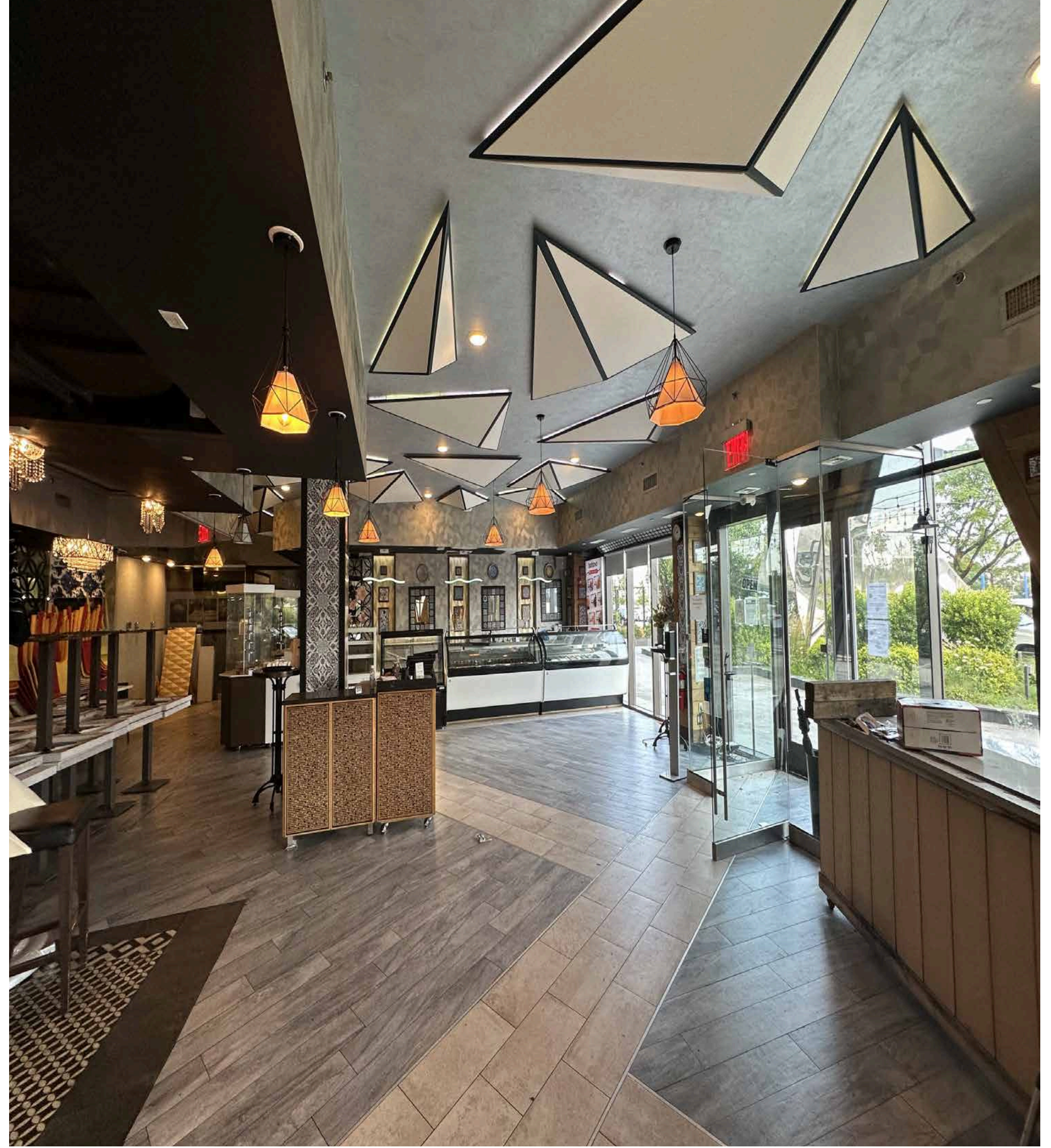
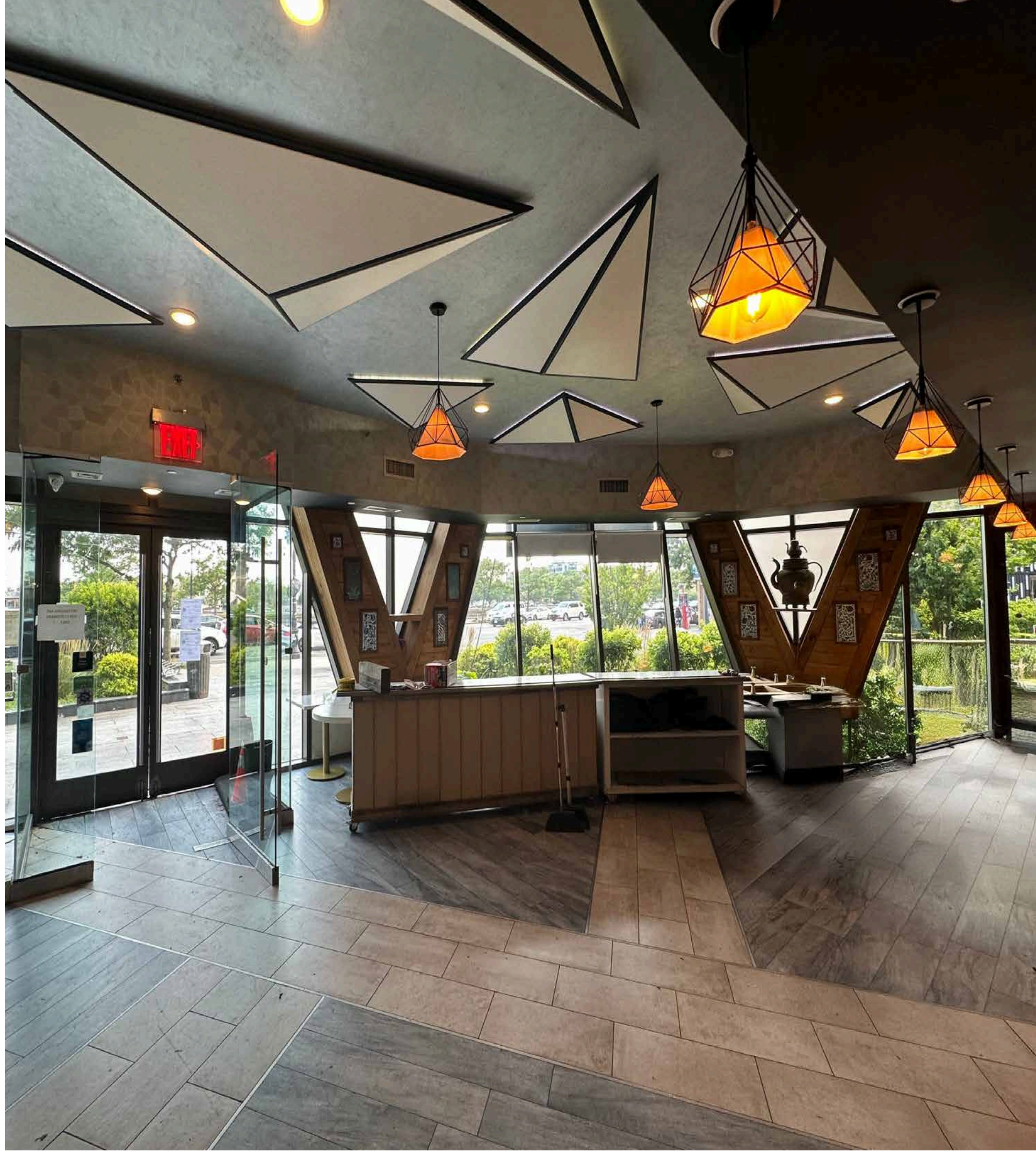
917-939-3760

ARSEN@COMMERCIALACQ.COM

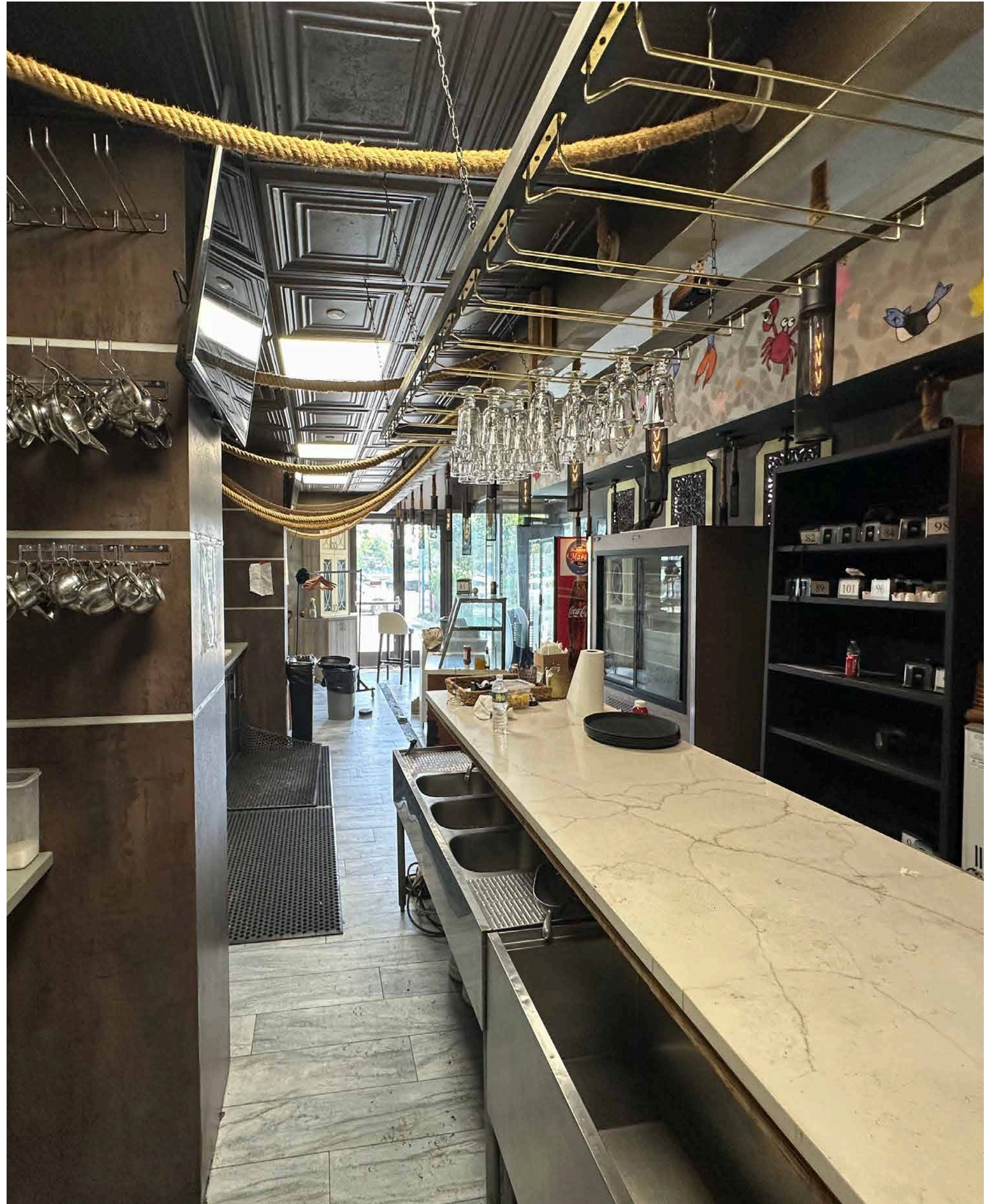
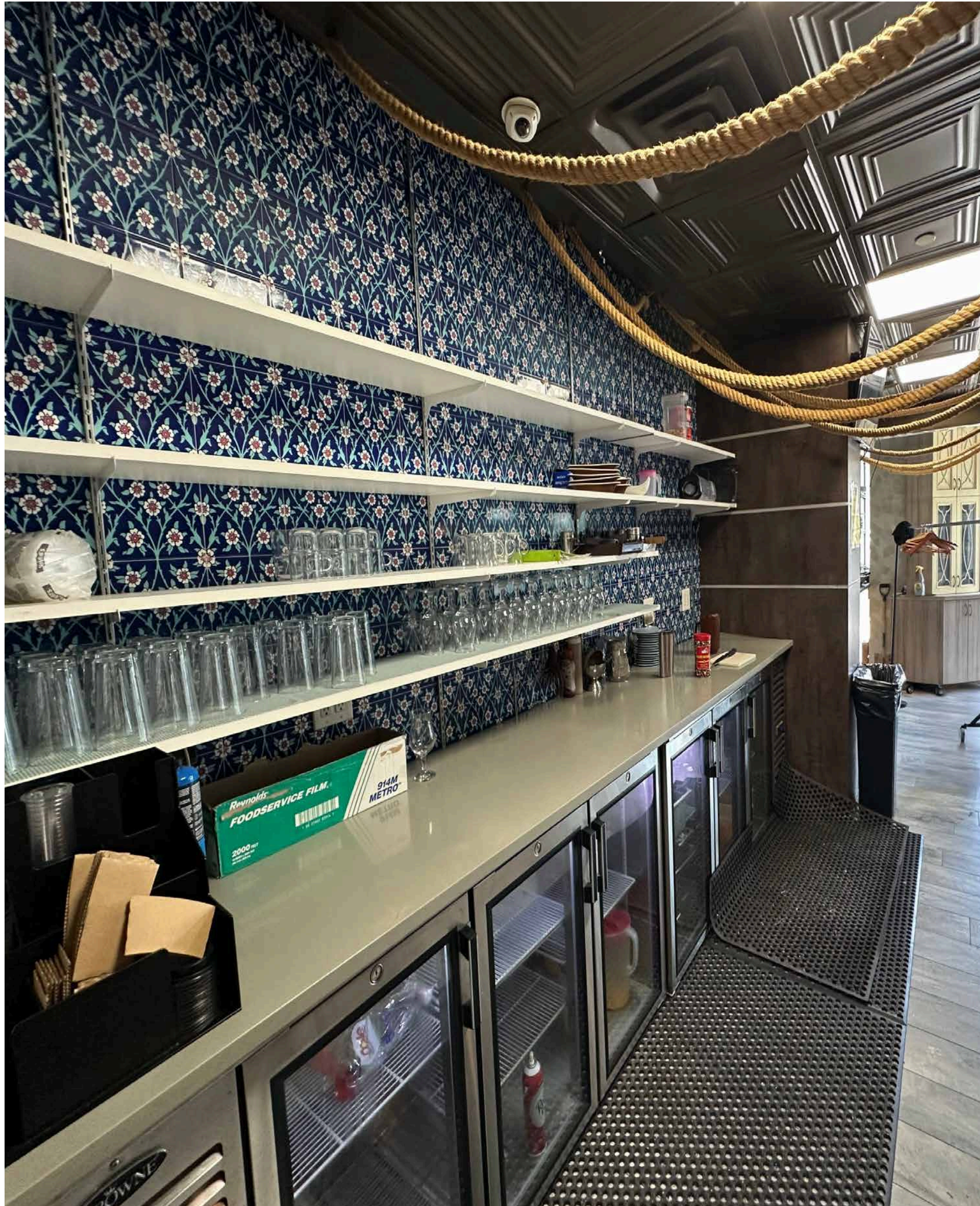
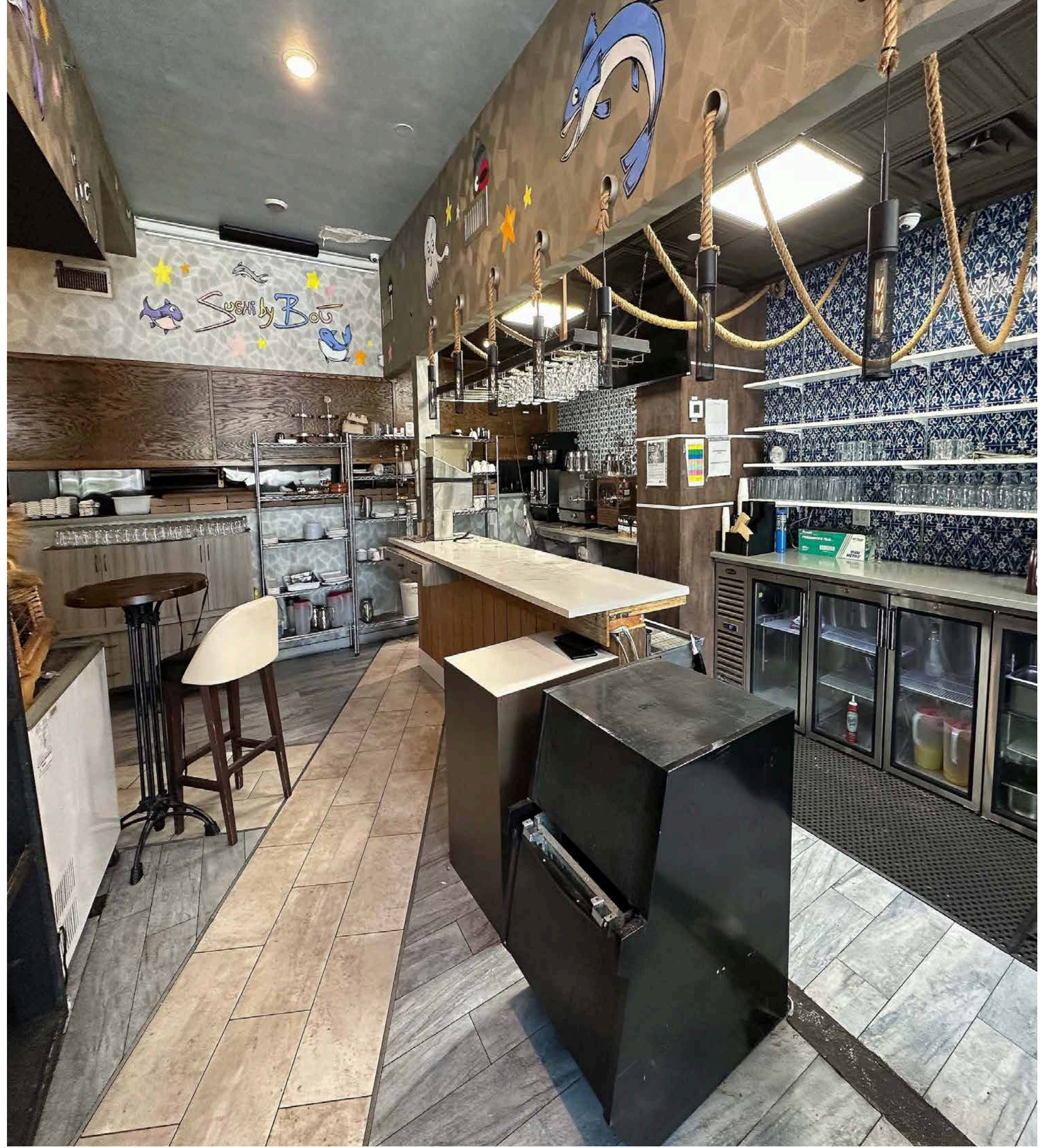
FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: **718.517.8700**



PROPERTY PHOTOS (SPACE B)



PROPERTY PHOTOS (SPACE B)







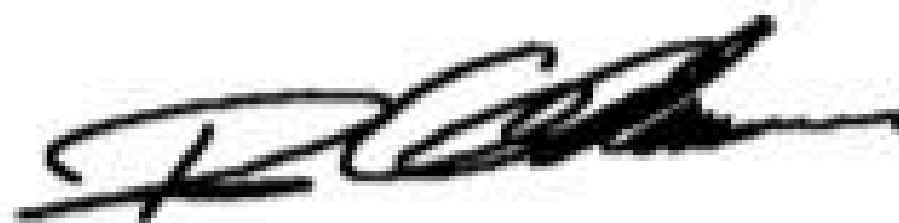
Certificate of Occupancy

CO Number: 320771367F

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: 08773	Certificate Type: Final
	Address: 2804 EAST 19 ST	Lot Number(s): 39	Effective Date: 04/19/2017
	Building Identification Number (BIN): 3247051	Building Type: New	
This building is subject to this Building Code: 2008 Code			
<i>For zoning lot metes & bounds, please see BISWeb.</i>			
B.	Construction classification: 1-B	(2014/2008 Code)	
	Building Occupancy Group classification: R-2	(2014/2008 Code)	
	Multiple Dwelling Law Classification: HAEA		
	No. of stories: 7	Height in feet: 77	No. of dwelling units: 58
C.	Fire Protection Equipment: None associated with this filing.		
D.	Type and number of open spaces: Parking (6000 square feet), Plaza (9037 square feet)		
E.	This Certificate is issued with the following legal limitations: None		
Borough Comments: None			

GN D	320	OG	A-2	6	EATING AND DRINKING ESTABLISHMENT.
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Borough Commissioner



Commissioner

WWW.COMMERCIALACQ.COM



1809 EMMONS AVE,
BROOKLYN, NY 11235

PROPERTY COMMENTS

- 180' FRONTAGE
- ALL GLASS CORNER EXPOSURE
- PRIME SHEEPSHEAD BAY LOCATION
- 320 PEOPLE CAPACITY
- RESTAURANT-READY SPACE
- FULLY EQUIPPED KITCHEN
- FULL HOOD & VENT SYSTEM
- GAS EQUIPPED
- LIQUOR LICENSE APPROVED
- OUTDOOR SEATING

NEIGHBOURING TENANTS & AMENITIES



CONTACT EXCLUSIVE BROKER

ARSEN ATBASHYAN

917-939-3760

ARSEN@COMMERCIALACQ.COM

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

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