

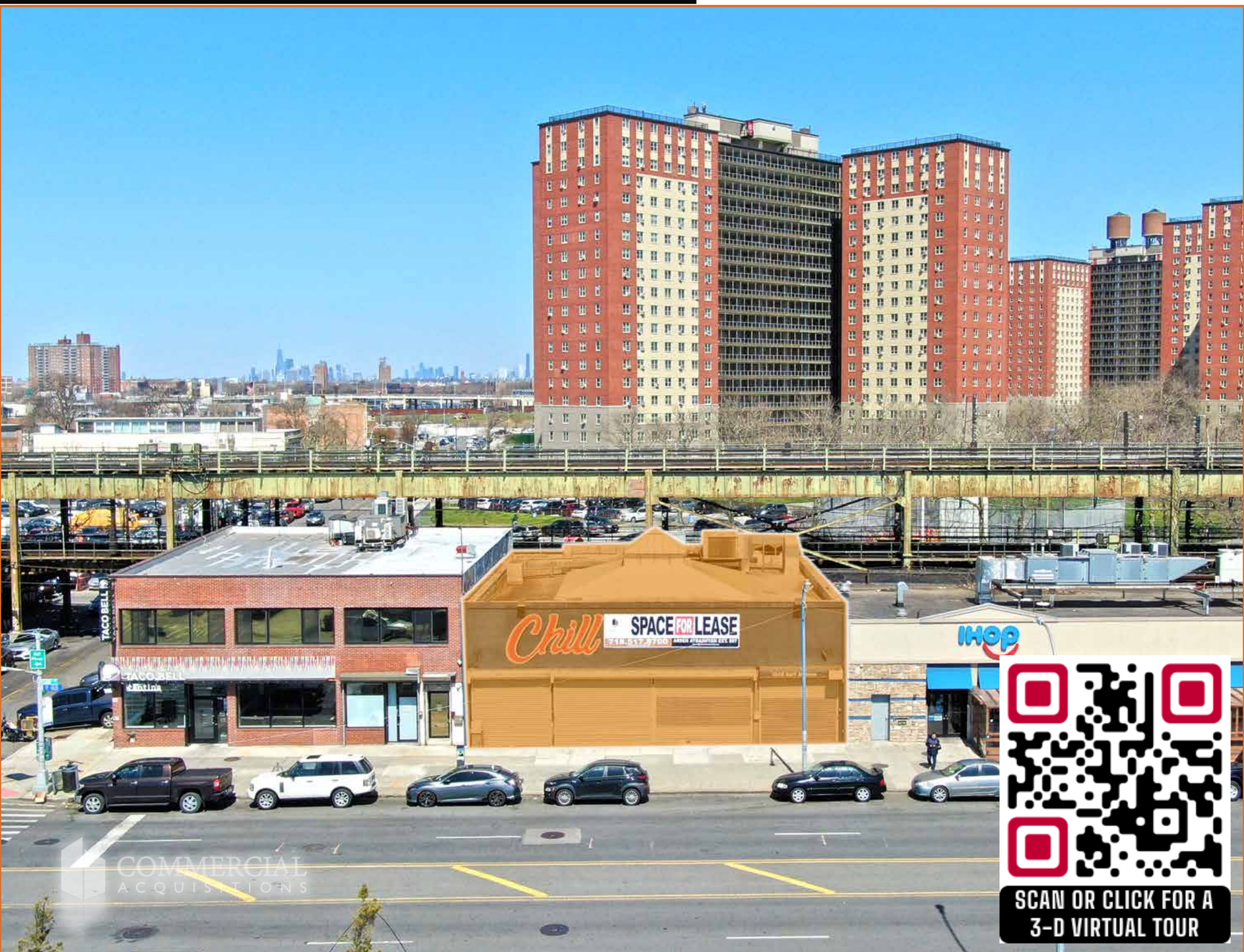
# RETAIL SPACE FOR LEASE

## 1045 SURF AVE

### BROOKLYN, NY 11224



COMMERCIAL  
ACQUISITIONS  
REALTY SERVICES



SCAN OR CLICK FOR A  
3-D VIRTUAL TOUR

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

# DETAILS

## LOCATION INFO

Between W 12th & W 13th St

## SIZE:

1st Floor - 4,000 SF  
2nd Floor - 2,000 SF  
TOTAL - 6,000 SF

## TAXES

\$17,534

## PRICE:

\$45 PSF  
(Modified Gross Lease)

## NEIGHBORHOOD Coney Island

## ZONING

C7

## BLOCK & LOT

07268-0244

## OVERVIEW

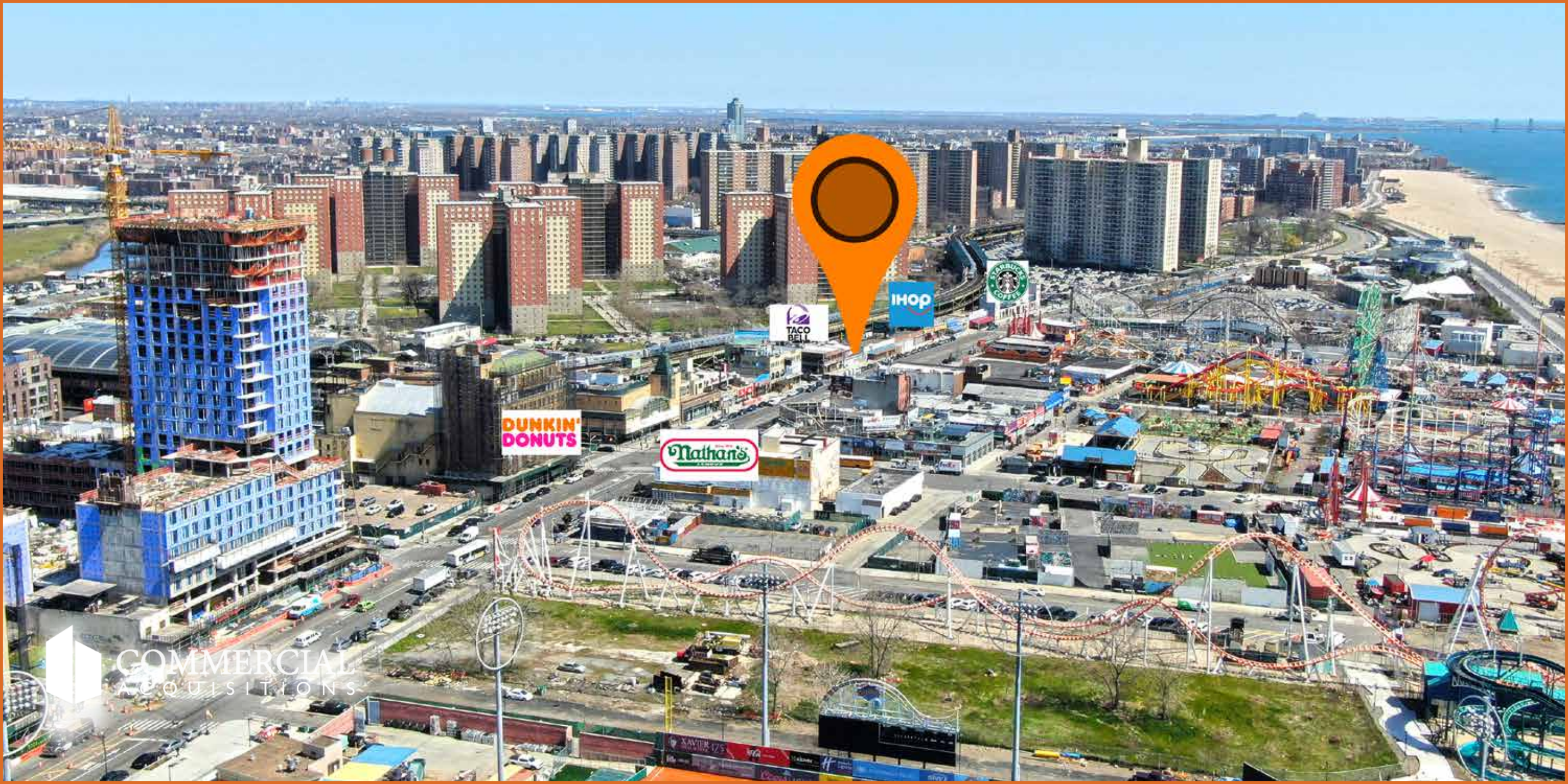
- Excellent Branding Opportunity In The Center Of Coney Islands Entertainment District
- Several Development Projects Under Construction Along Surf Ave And Throughout Coney Island
- Street Retail | Community Facility | Restaurant Permitted Use

## TRANSPORTATION

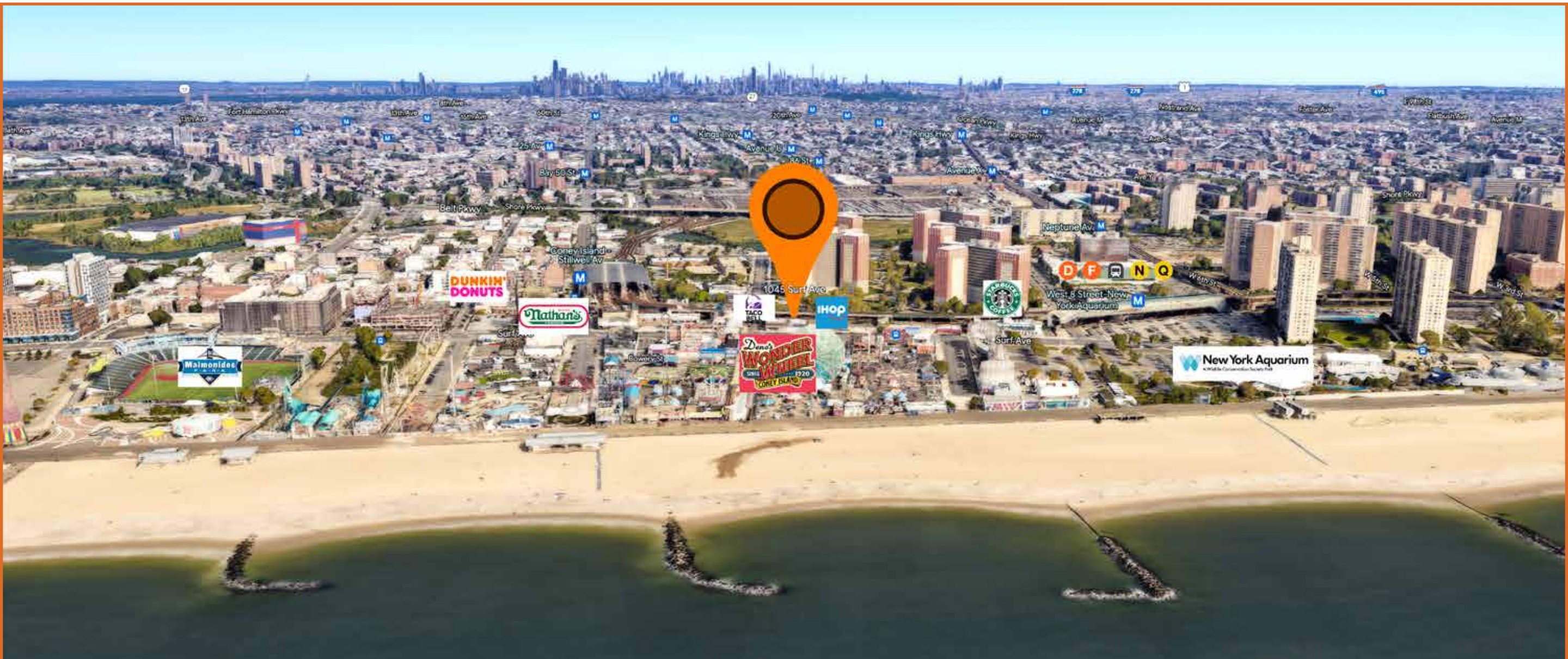


## NEIGHBORING TENANTS

- Ihop
- Starbucks
- NY Aquatium
- Nathan's
- Sport Stadium
- Dunkin'



# 1045 SURF AVE



**COMMERCIAL ACQUISITIONS**

**SURF AVENUE**

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1045 SURF AVE



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**1045 SURF AVE**

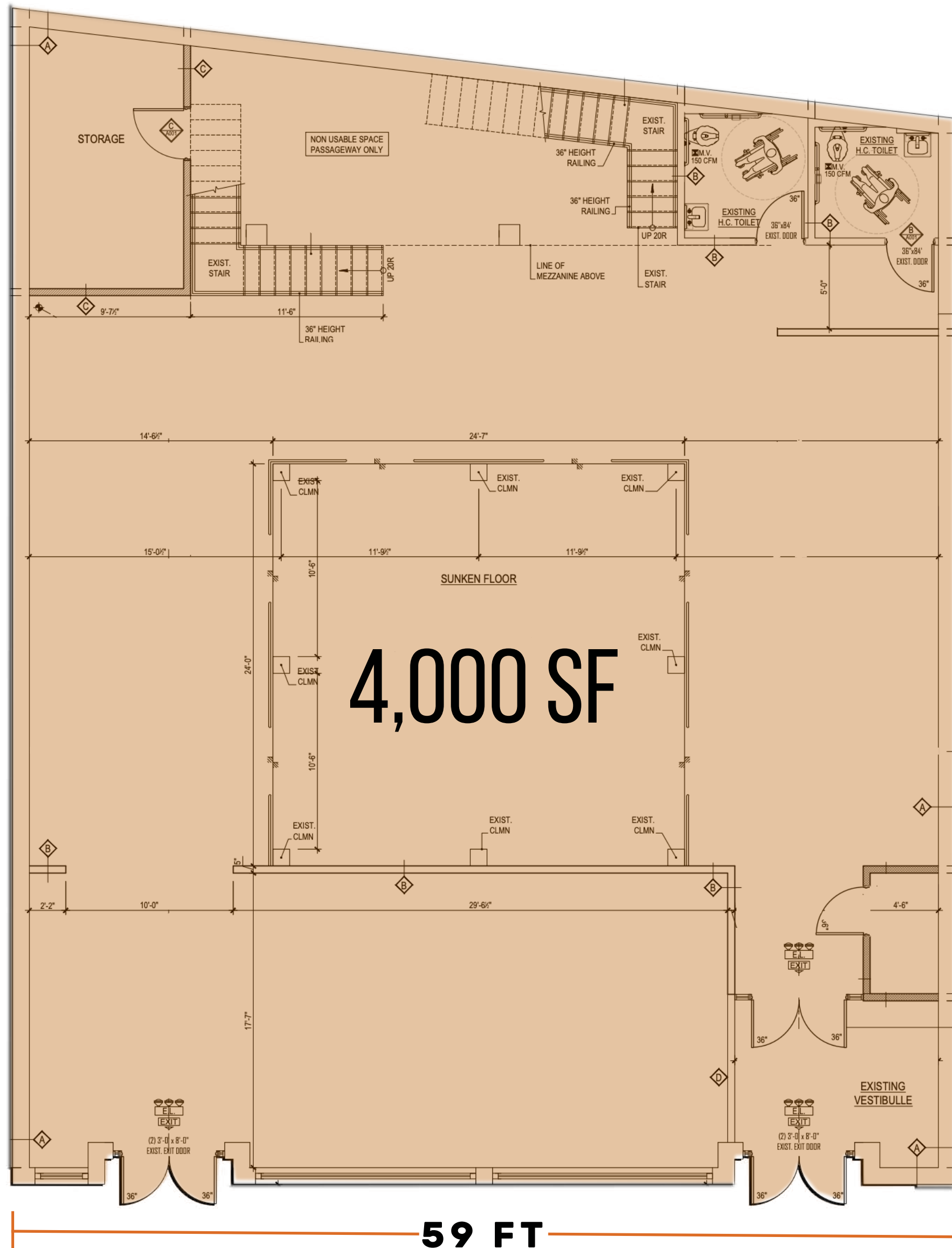


 **COMMERCIAL**  
ACQUISITIONS



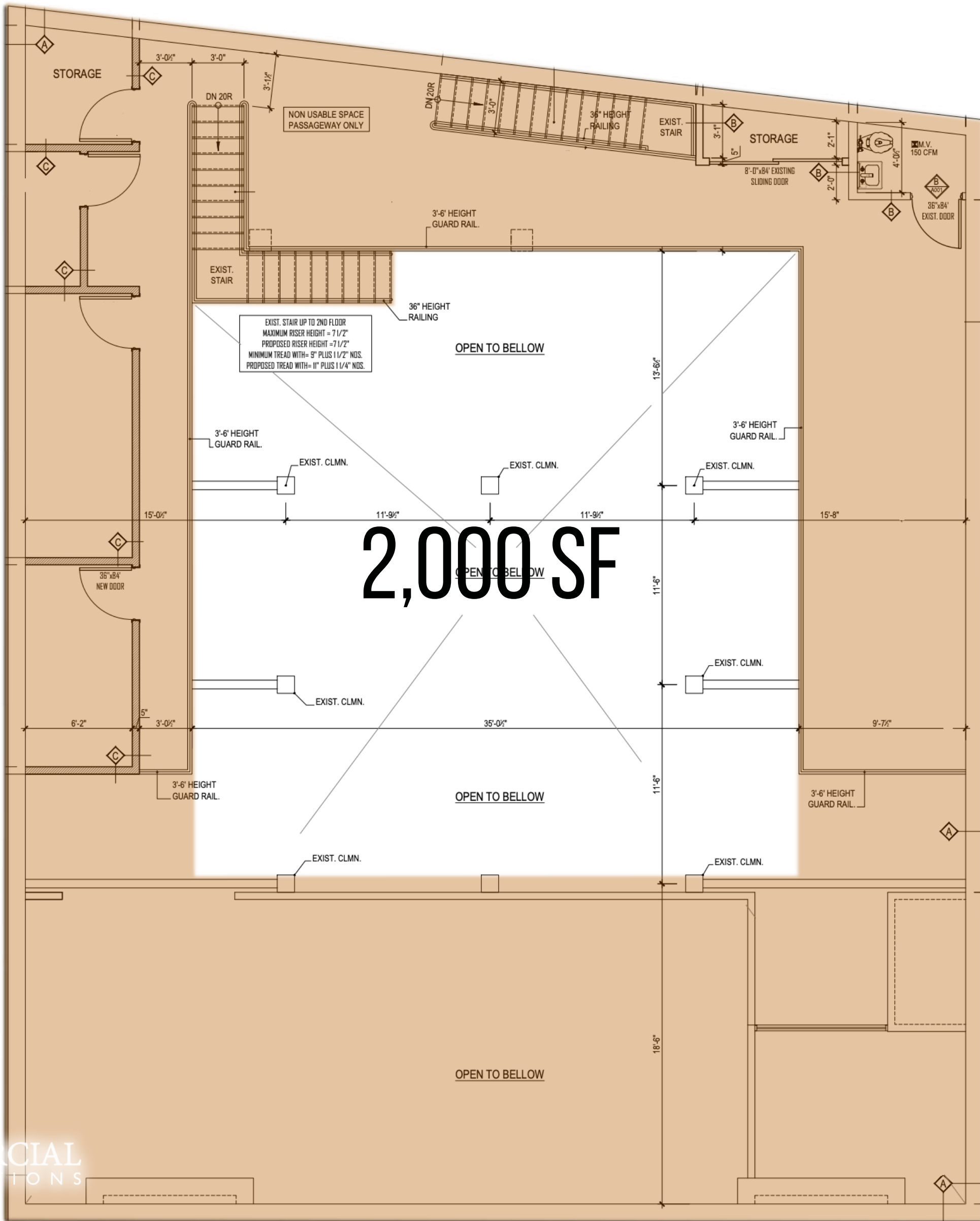
 **COMMERCIAL**  
ACQUISITIONS

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59 FT

1045 SURF AVE

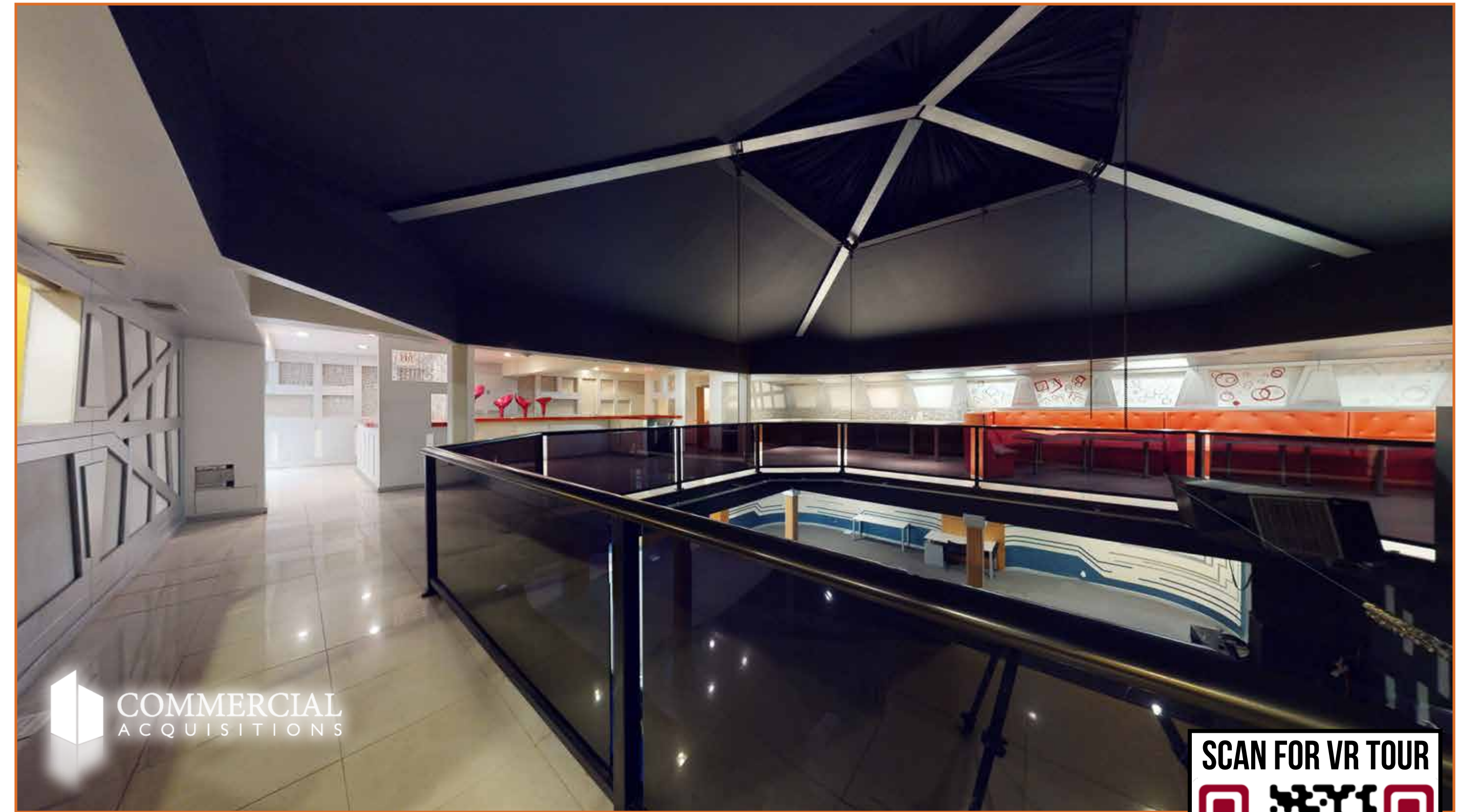


1045 SURF AVE

**1045 SURF AVE**



**COMMERCIAL**  
ACQUISITIONS  
REALTY SERVICES



**COMMERCIAL**  
ACQUISITIONS

**SCAN FOR VR TOUR**



**CONTACT EXCLUSIVE BROKER**

**ARSEN ATBASHYAN**

**DIRECT. 917.939.3760**

**arsen@CommercialACQ.com**

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

**2500 CONEY ISLAND AVENUE, 2ND FLOOR, BROOKLYN, NY 11223 | 718.513.1889 | ARSEN@COMMERCIALACQ.COM | COMMERCIALACQ.COM**

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