

MEDICAL OFFICE FOR SALE

2005 CONEY ISLAND AVENUE

BROOKLYN, NY 11223



COMMERCIAL
ACQUISITIONS
REALTY SERVICES



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

PROPERTY DETAILS

LOCATION INFO

BTW AVENUE P AND QUENTIN ROAD

NEIGHBORHOOD

MIDWOOD

SIZE

LOT - 60 FT X 100 FT

BLOCK & LOT

06774-0052

ZONING

C4-4A

ASKING PRICE

\$5,850,000

NEIGHBORHOOD TENANTS

- STAPLES
- HARBOR FITNESS
- TD BANK
- NYU RADIOLOGY
- KFC
- T-MOBILE
- WALGREENS
- PLANET FITNESS
- CITIZENS BANK
- TACO BELL

TRANSPORTATION

B2 B7 B31 B68 B82

B F Q N

Walk Score
96

Transit Score
94

CURRENT TENANT DESCRIPTION

OPTUM RADIOLOGY IS A BRANCH OF OPTUM DEDICATED TO DELIVERING ADVANCED RADIOLOGY SERVICES, INCLUDING DIAGNOSTIC IMAGING AND INTERVENTIONAL RADIOLOGY.



GROSS INCOME

FLOOR	SF	TENANT	RENT ROLL
GROUND FLOOR	6,000 SF	OPTUM RADIOLOGY	\$347,604.00

OPERATING EXPENSES

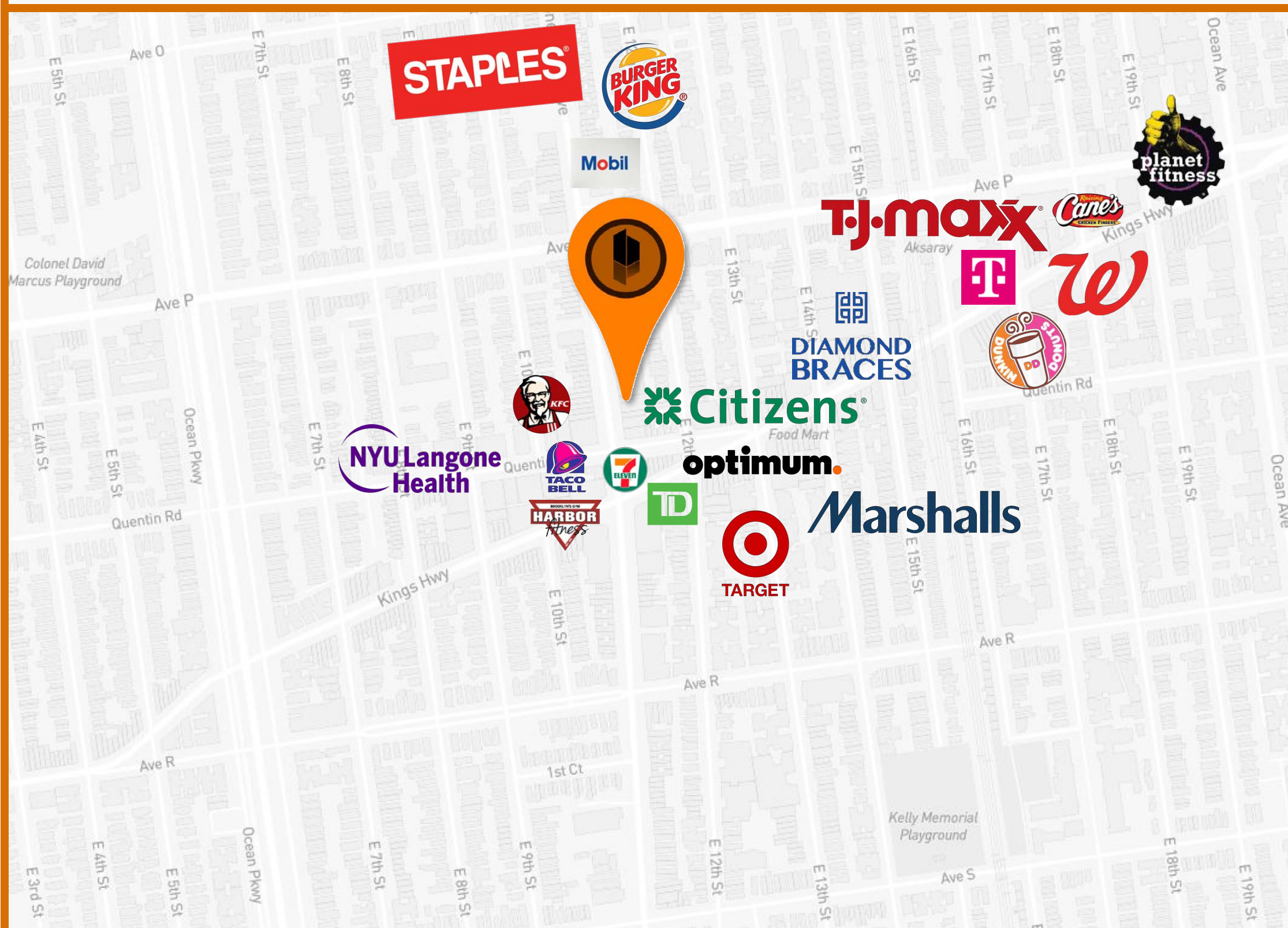
INSURANCE	\$10,000.00
REAL ESTATE TAXES	\$58,531.00

TOTAL OPERATING EXPENSES \$68,531.00

NET OPERATING INCOME \$279,073.00

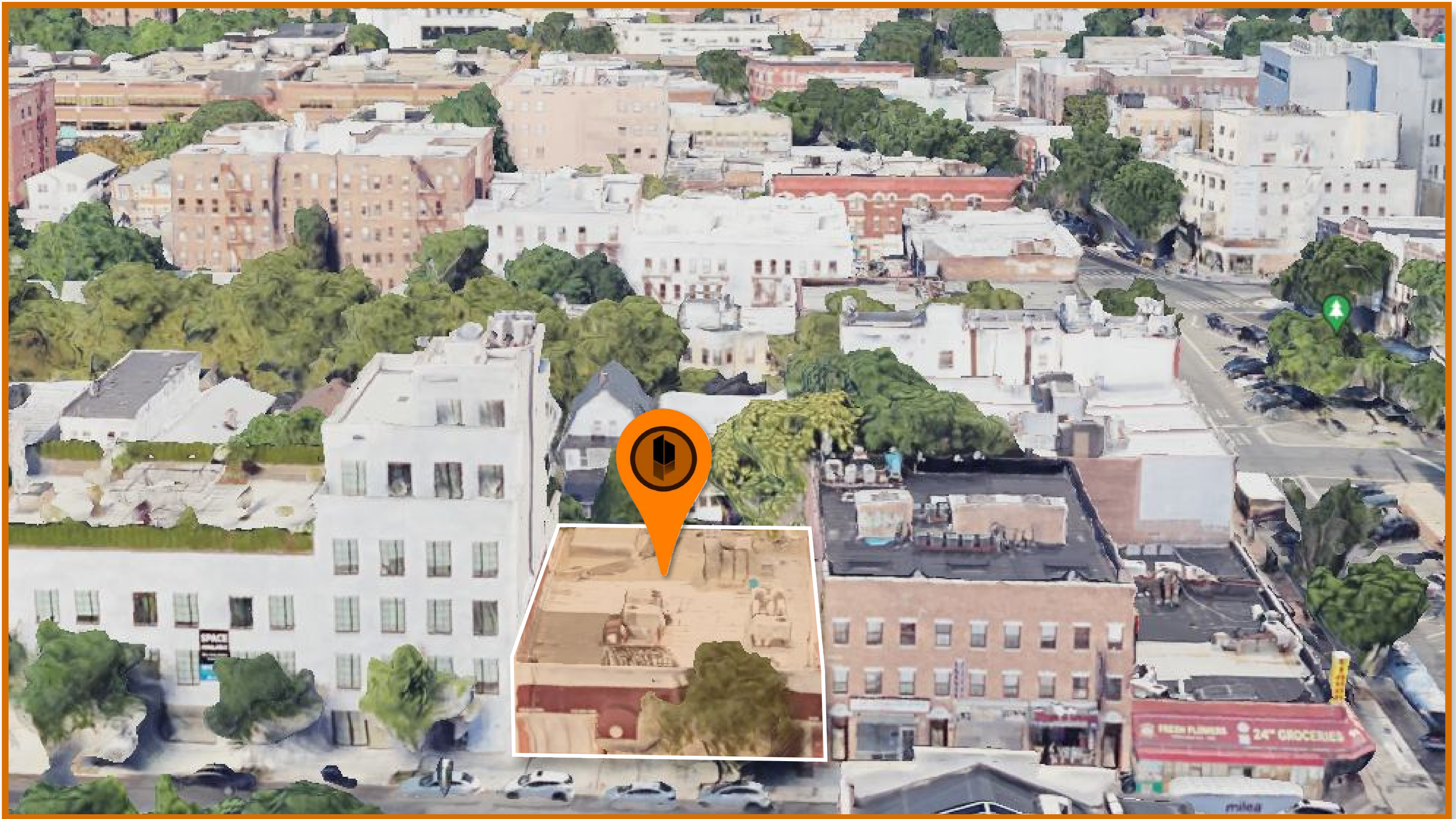
NOTES:

- LEASE EXPIRATION: 02/28/2026 + 5 YEAR OPTION
- TENANT PAYS 100% OF REAL ESTATE TAX INCREASE ABOVE BASE YEAR 2015/2016



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ADDITIONAL UNBUILT FAR: 18,000 SF
MAXIMUM RESIDENTIAL/COMMERCIAL FAR: 4



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2005 CONEY ISLAND AVENUE



Certificate of Occupancy

Page 1 of 2

CO Number: 321244667F

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: 06774	Certificate Type: Final
Address: 2005 CONEY ISLAND AVENUE	Lot Number(s): 52	Effective Date: 08/09/2019
Building Identification Number (BIN): 3182313	Building Type: Altered	

This building is subject to this Building Code: Prior to 1968 Code

For zoning lot metes & bounds, please see BISWeb.

B. Construction classification: 3	(Prior to 1968 Code designation)	
Building Occupancy Group classification: B	(2014/2008 Code)	
Multiple Dwelling Law Classification: None		
No. of stories: 1	Height in feet: 13	No. 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: **CO Number: 321244667F**

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL		OG	S-2		6	ORDINARY STORAGE
001		100	S-2		6	ACCESSORY STORAGE
001	60	100	B		6	PROFESSIONAL OFFICES AND AMBULATORY DIAGNOSTIC AND TREATMENT HEALTHCARE
END OF SECTION						

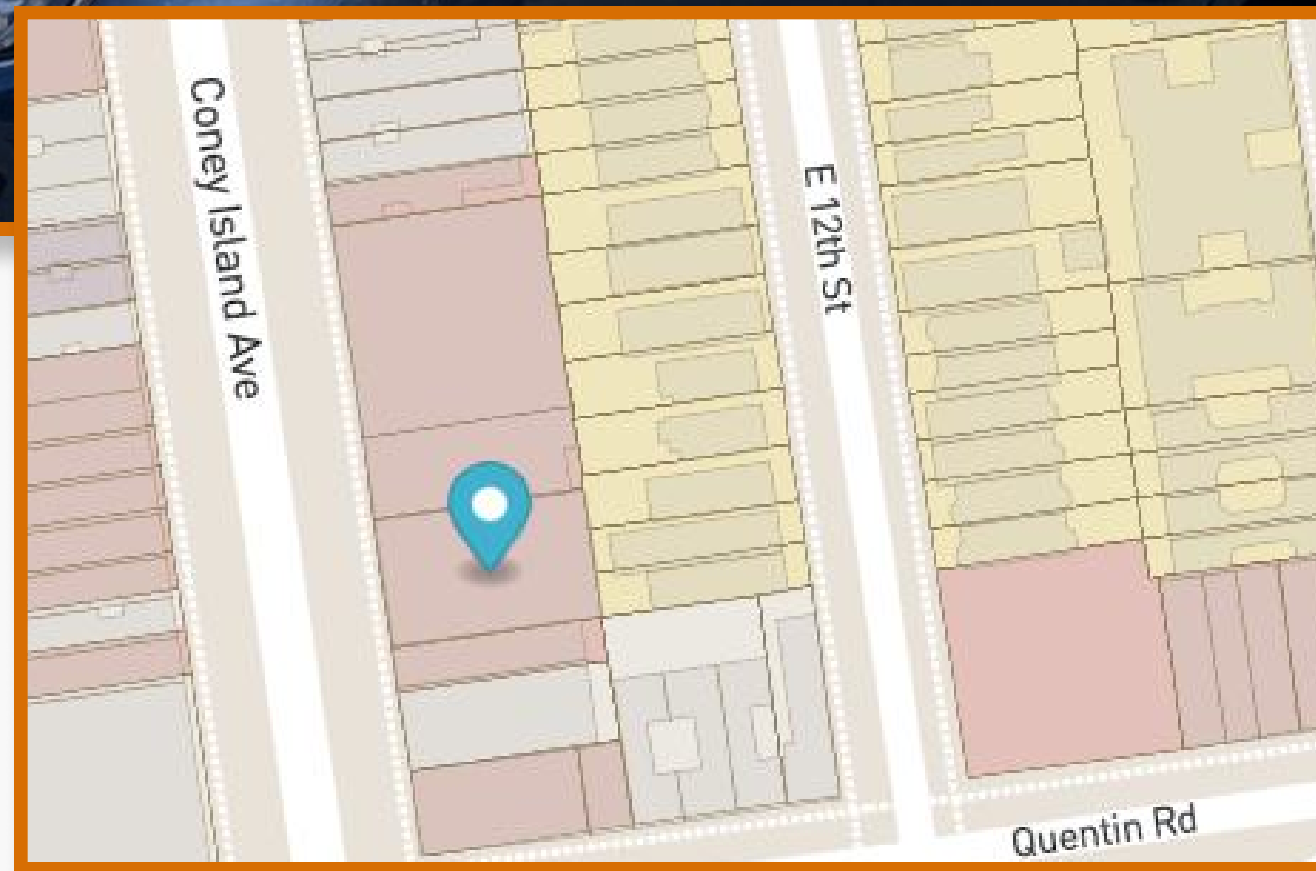
Borough Commissioner

Commissioner

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2005 CONEY ISLAND AVENUE



CONTACT EXCLUSIVE BROKER



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ARSEN@COMMERCIALACQ.COM

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