

RETAIL SPACE FOR LEASE
1637 SHEEPSHEAD BAY ROAD
BROOKLYN, NY 11235



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

PROPERTY DETAILS

LOCATION INFO

BTW SHEEPSHEAD BAY RD & VOORHIES AVE

BLOCK & LOT

07462-0059

AVAILABLE SPACE

10,350 SF

RENTAL RATE

\$45 PSF/YR NNN

NEIGHBORHOOD

SHEEPSHEAD BAY

ZONING

C4-2

COMMENTS

- RETAIL SPACE
- STEPS FROM SUBWAY STATION
- GREAT BRANDING OPPORTUNITY
- HIGH TRAFFIC AREA
- 50 FT FRONTAGE ON SHEEPSHEAD BAY ROAD
- 11 FT CEILINGS THROUGHOUT WITH 22 FT HIGH MEZZANINE

TRANSPORTATION

B4 B36 B49

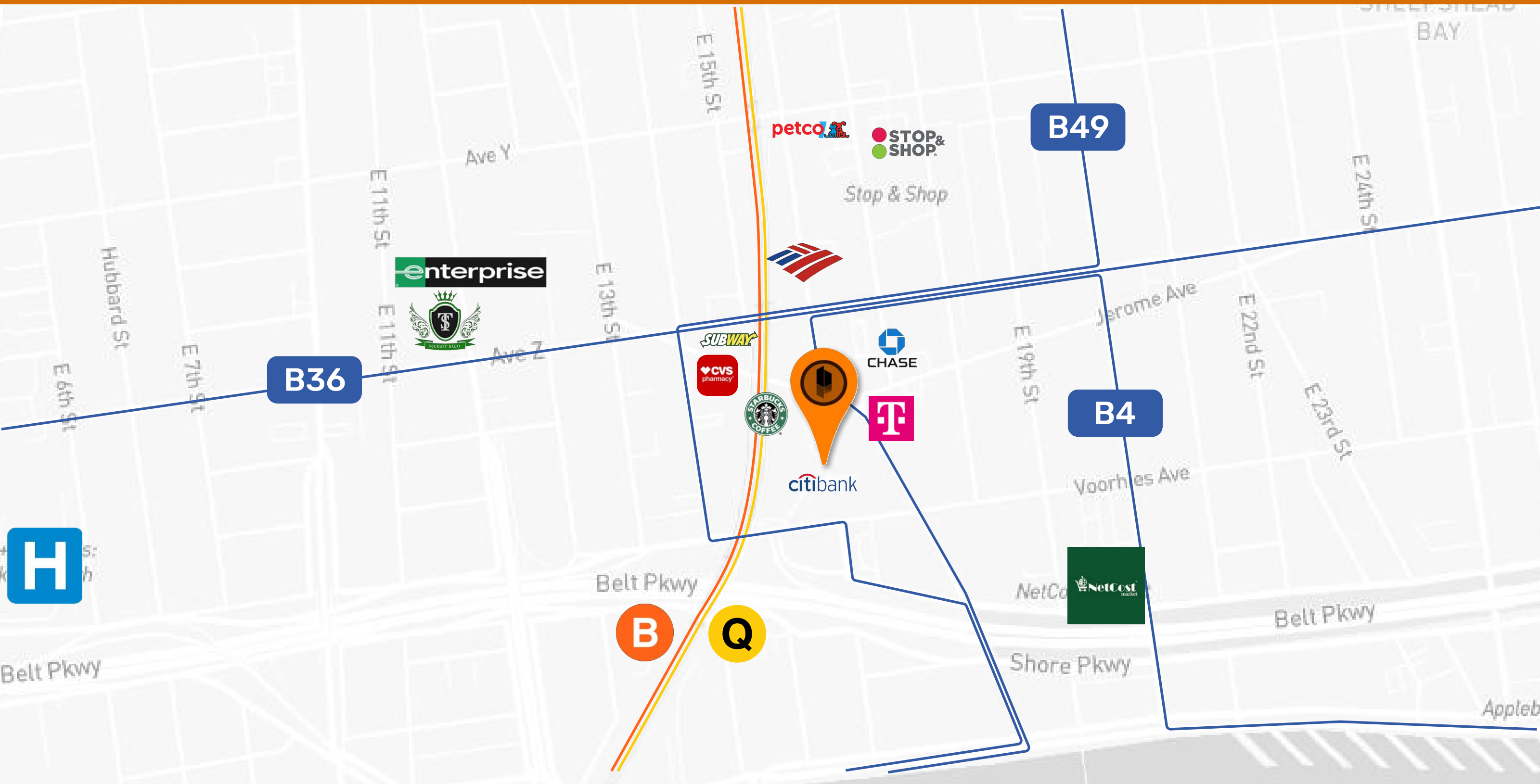
B F Q N

Walk Score
98

Transit Score
83

NEIGHBORHOOD TENANTS

- | | |
|-------------------|-------------|
| • CHASE BANK | • STARBUCKS |
| • BANK OF AMERICA | • SUBWAY |
| • TASHKENT | • T-MOBILE |
| • ENTERPRISE | • CVS |
| • BAGEL BOY | • PETCO |
| • COFFEE SPOT | • STOP&SHOP |



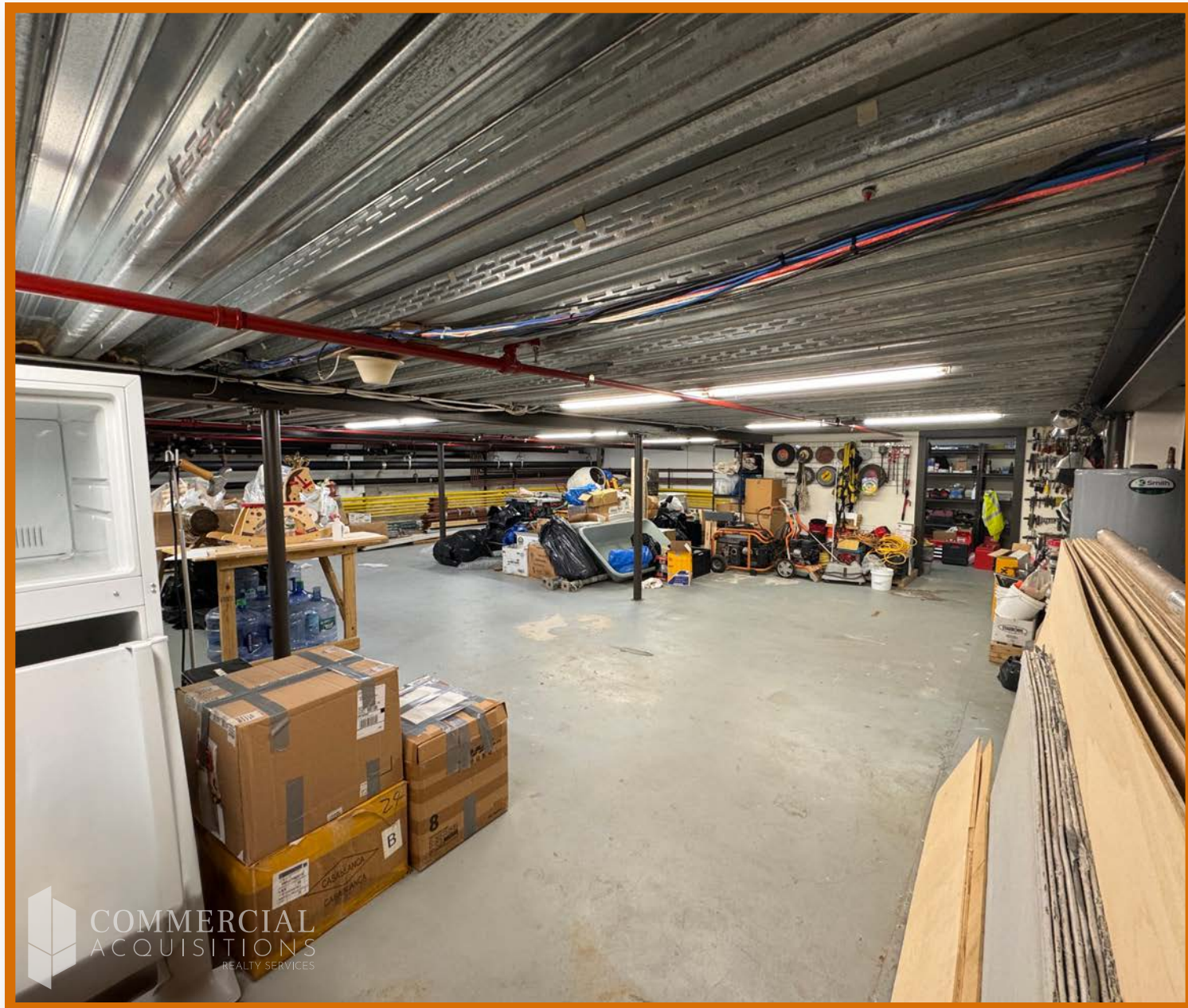
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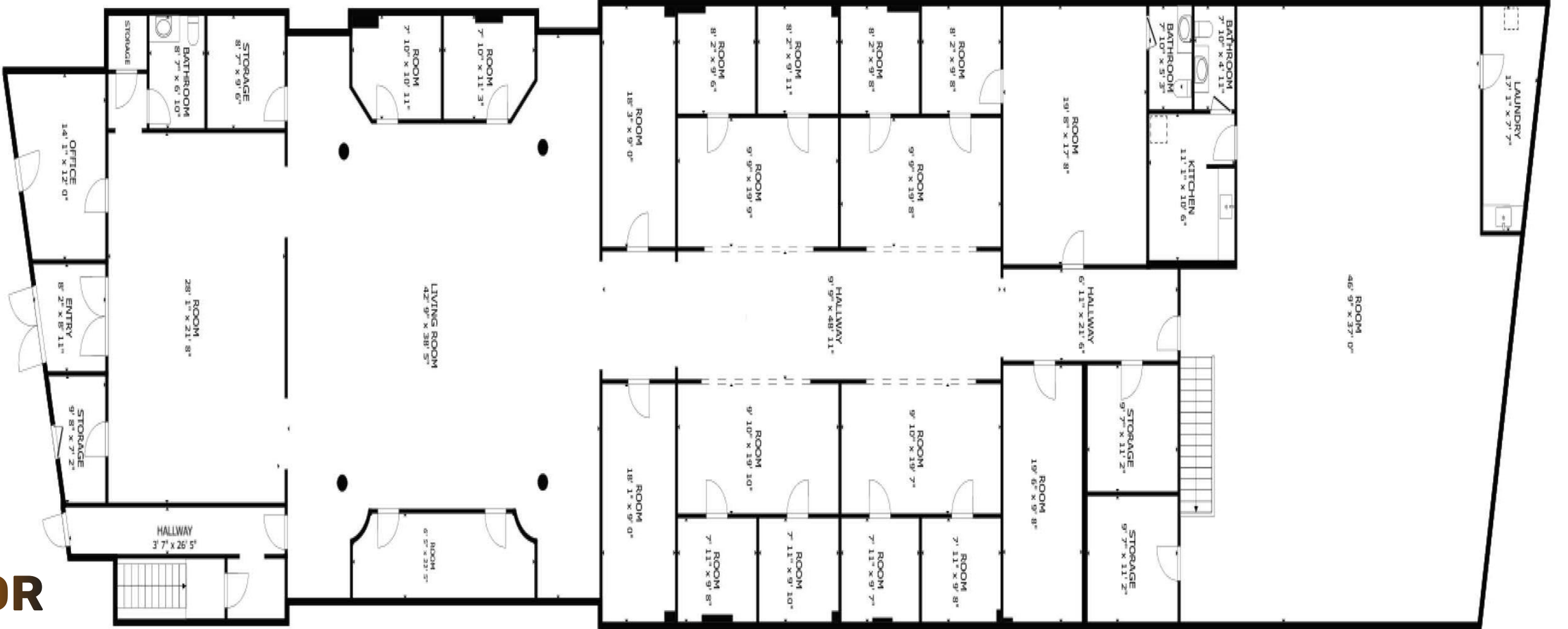


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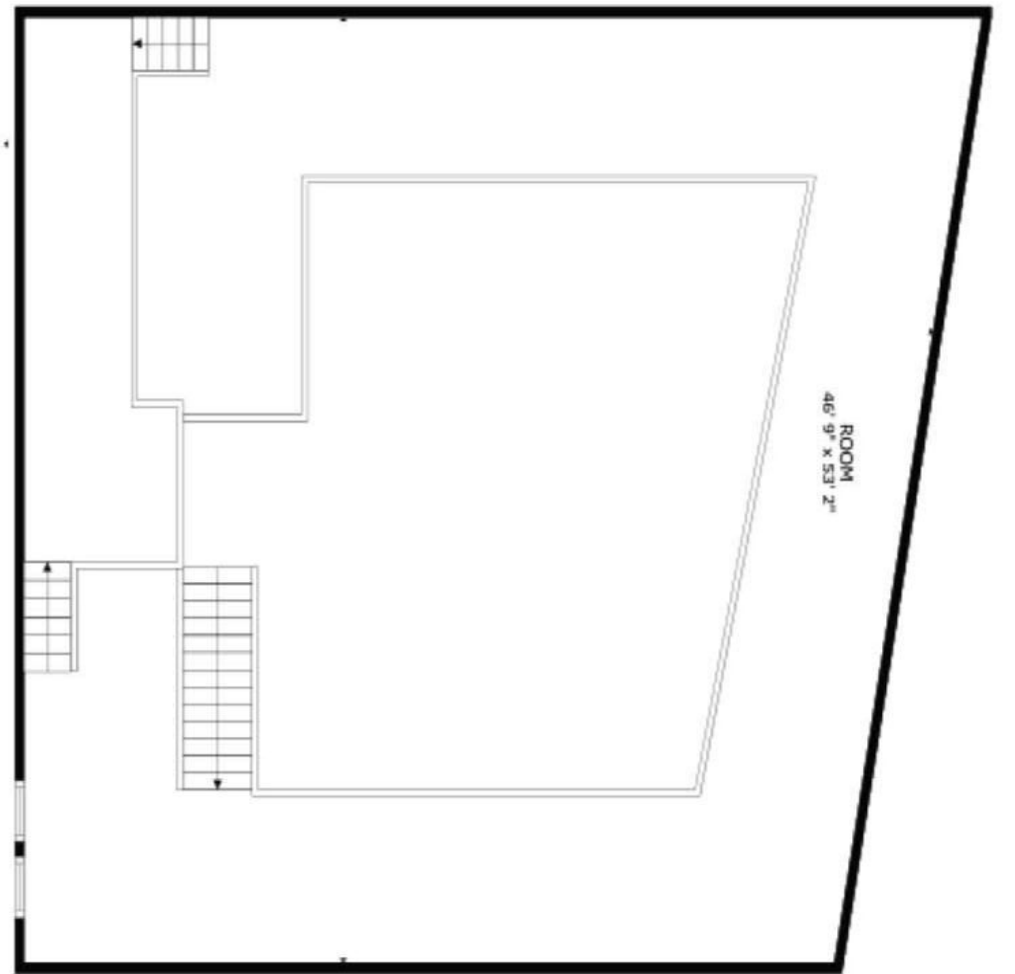
1ST FLOOR



LOWER LEVEL



MEZZANINE (22 FT CEILING)



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1637 SHEEPSHEAD BAY ROAD



DEPARTMENT OF BUILDINGS CERTIFICATE OF OCCUPANCY

BOROUGH BROOKLYN

DATE MAR 08 1996

NO. 244728

This certificate supersedes C.O. NO

ZONING DISTRICT C4-2

THIS CERTIFIES that the ~~new~~—~~altered~~—~~existing~~—~~existing~~—~~existing~~—premises located at

Block 7462 Lot 59

1637-1641 Sheepshead Bay Road

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 DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
Cellar	0G						Meter/Boiler Room
1st	120	100			6	C	Stores
2nd	40						Two (2) Family NO CHANGE

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CONTACT EXCLUSIVE BROKER



ARSEN ATBASHYAN
CELL: 917.939.3760
ARSEN@COMMERCIALACQ.COM

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