

COMMERCIAL CONDO FOR SALE



3041 BRIGHTON 2ND ST, BROOKLYN, NY 11235



PROPERTY DETAILS

LOCATION INFO

BTW. BRIGHTON BEACH AVE
& OCEANVIEW AVE

NEIGHBORHOOD

BRIGHTON BEACH

BLOCK & LOT

08672-1001,1002,1016,1017

ZONING

R6

MAINTENANCE

\$1,190/M

PROPERTY TAX

\$9,753/YR

SIZE

1,735 SF

ASKING PRICE

\$999,000.00

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

CO Number: 302155316F

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: 08672	Certificate Type: Final
	Address: 3041 BRIGHTON 2 STREET	Lot Number(s): 46	Effective Date: 07/03/2012
	Building Identification Number (BIN): 3244714	Building Type: New	

For zoning lot metes & bounds, please see BISWeb.

B.	Construction classification: 1-D (1968 Code)	
	Building Occupancy Group classification: J2 (1968 Code)	
	Multiple Dwelling Law Classification: HAEA	
No. of stories: 6	Height in feet: 55	No. of dwelling units: 13

C.	Fire Protection Equipment: None associated with this filing.
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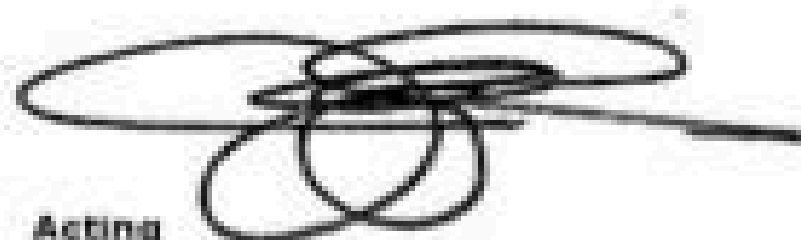
D.	Type and number of open spaces: Parking spaces (11), Parking (2200 square feet)
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E.	This Certificate is issued with the following legal limitations: None
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Permissible Use and Occupancy

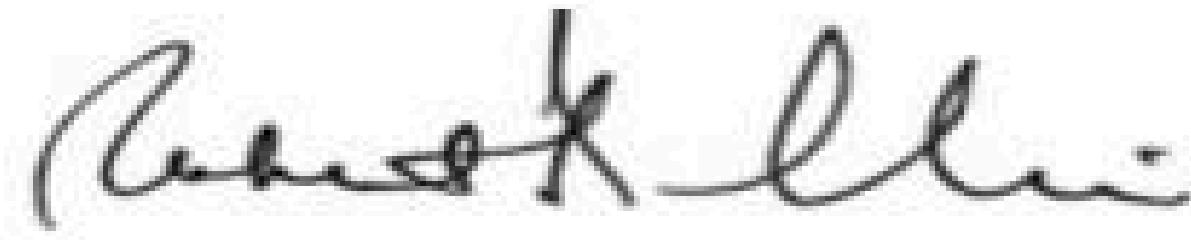
All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.

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
BAS	16	OG	J-2 E	2	2, 4	LOBBY, ACCESSORY USE, AMBULATORY DIAGNOSTIC & TREATMENT HEALTH CARE FACILITY AND PARKING FOR 2 CARS.



Acting

Borough Commissioner

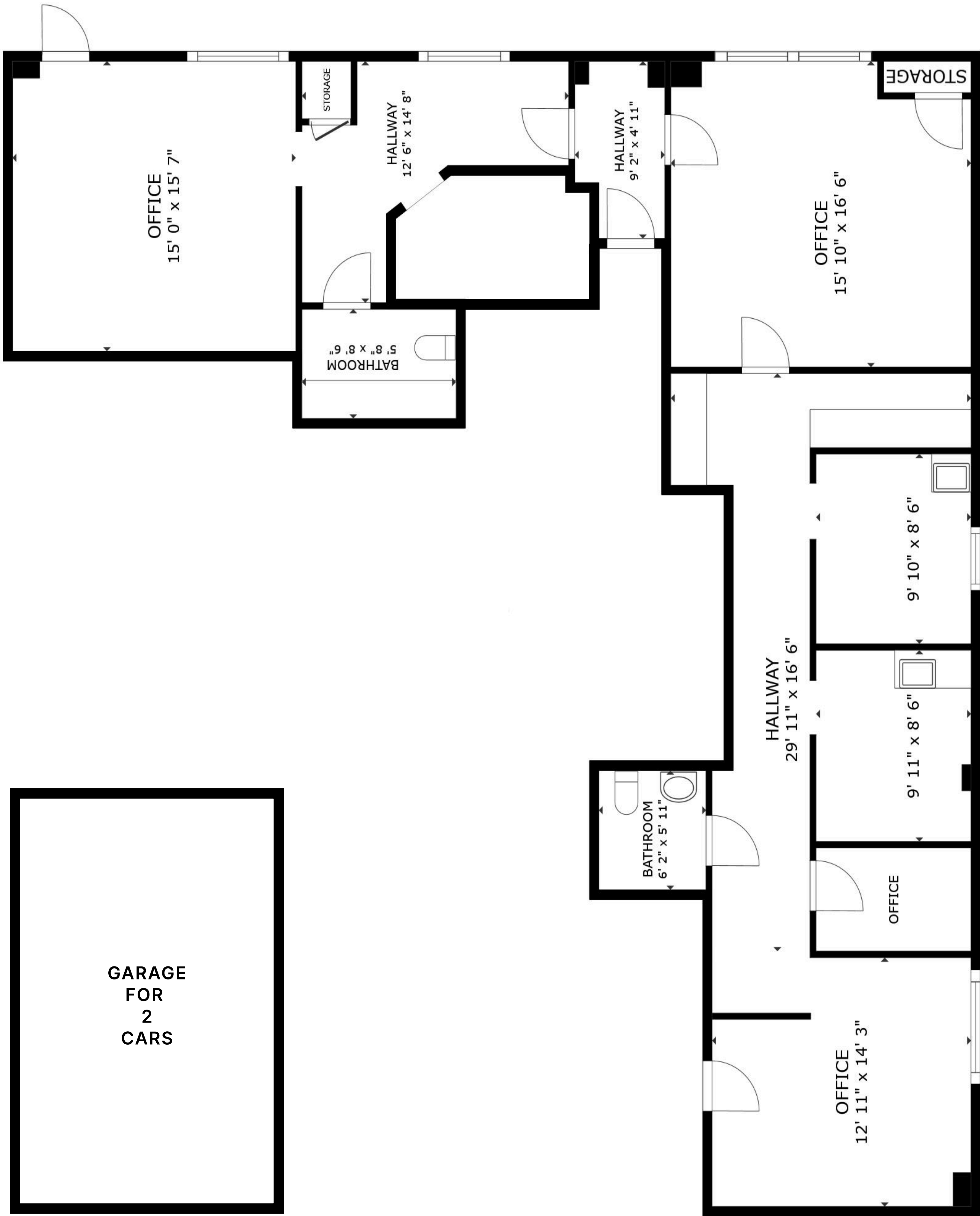


Commissioner

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WWW.COMMERCIALACQ.COM

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BRIGHTON 2ND ST



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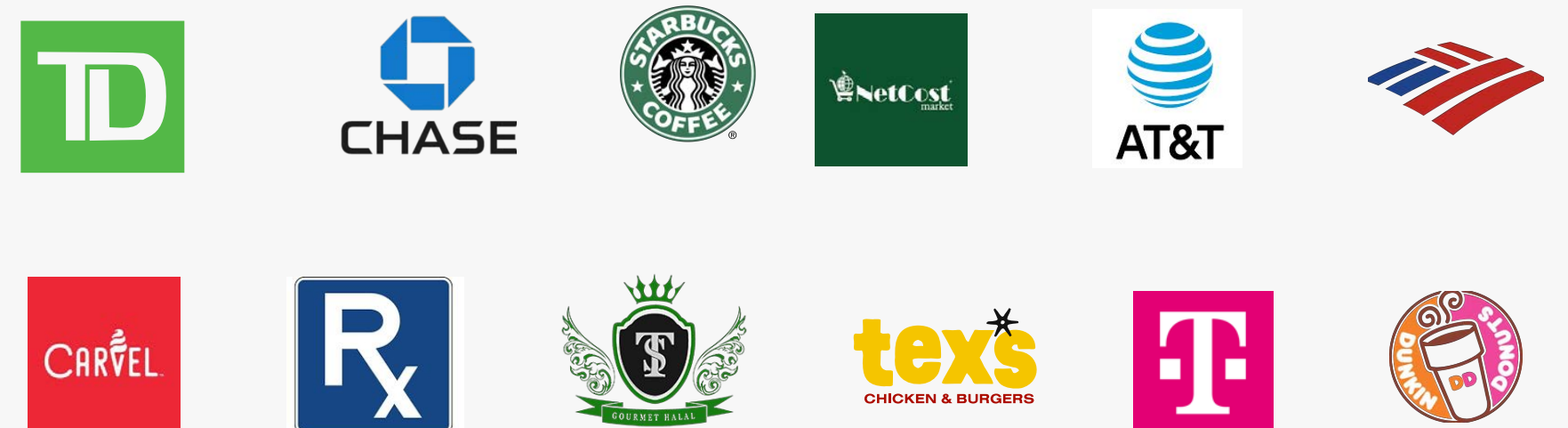
PROPERTY COMMENTS

- BUILT IN 2008
- GROUND FLOOR COMMERCIAL CONDO
- CURRENTLY BUILT AS A DENTAL OFFICE
- PRIME BRIGHTON BEACH LOCATION
- DEEDED GARAGE FOR 2 CARS
- CENTRAL HVAC
- CLOSE TO PUBLIC TRANSPORTATION
- SURROUNDED BY MAJOR BUSINESSES



SATELLITE VIEW

NEIGHBOURING TENANTS & AMENITIES



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