

OFFICE SPACE FOR LEASE
4606 THIRD AVE
BROOKLYN, NY 11220



COMMERCIAL
ACQUISITIONS
REALTY SERVICES



COMMERCIAL
ACQUISITIONS

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

DETAILS

LOCATION INFO

Between 46th St & 47th St

SIZE

2nd Floor Walk-Up - 2,200 SF

BLOCK & LOT

00754-0138

PRICE: \$5,300 /MO

NEIGHBORHOOD

Sunset Park

ZONING

M1-2D

OVERVIEW

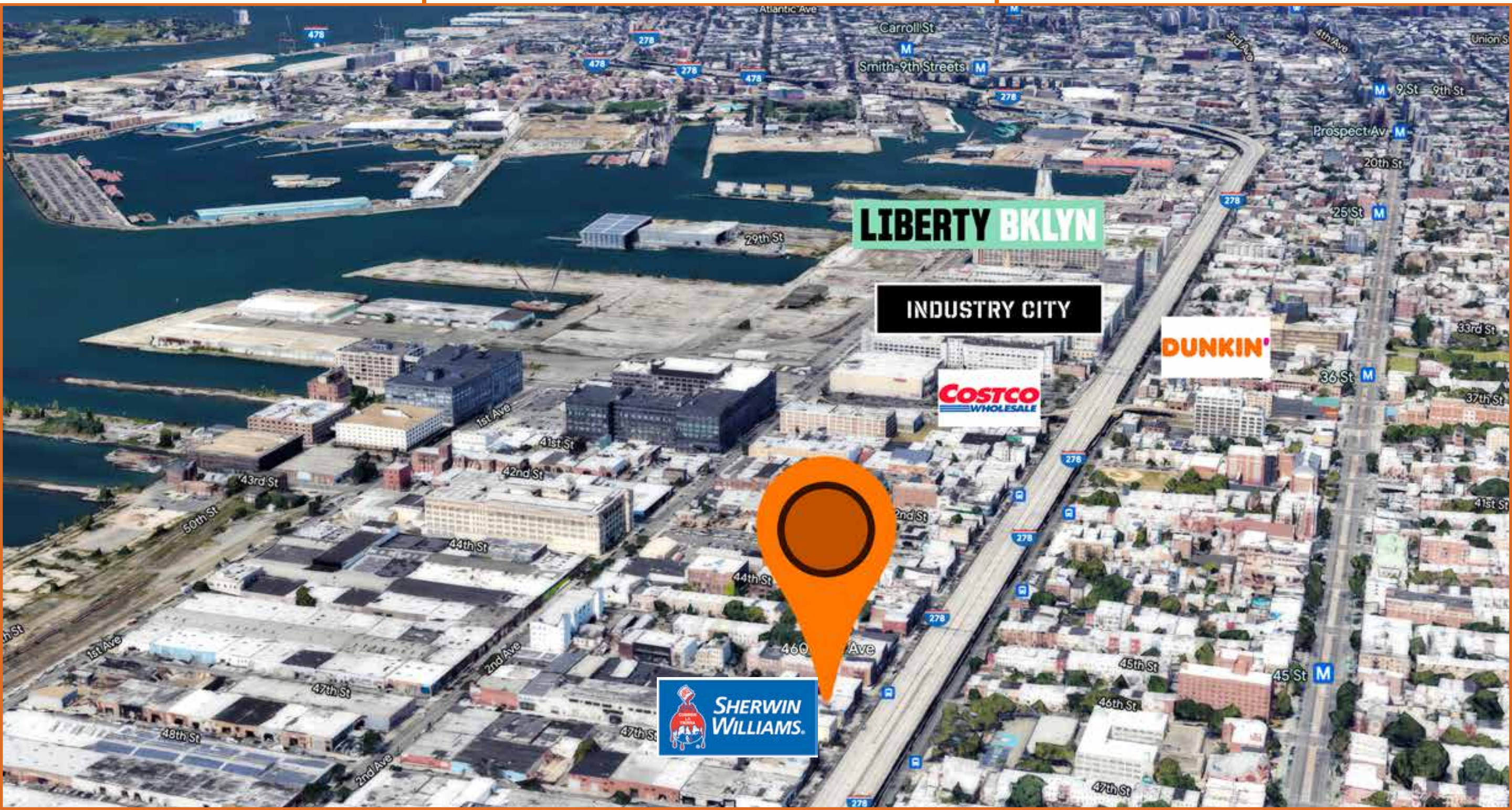
- 2nd Floor Space For Lease
- Renovated With High Ceiling
- Central Hvac
- Easy Access To Public Transportation

TRANSPORTATION

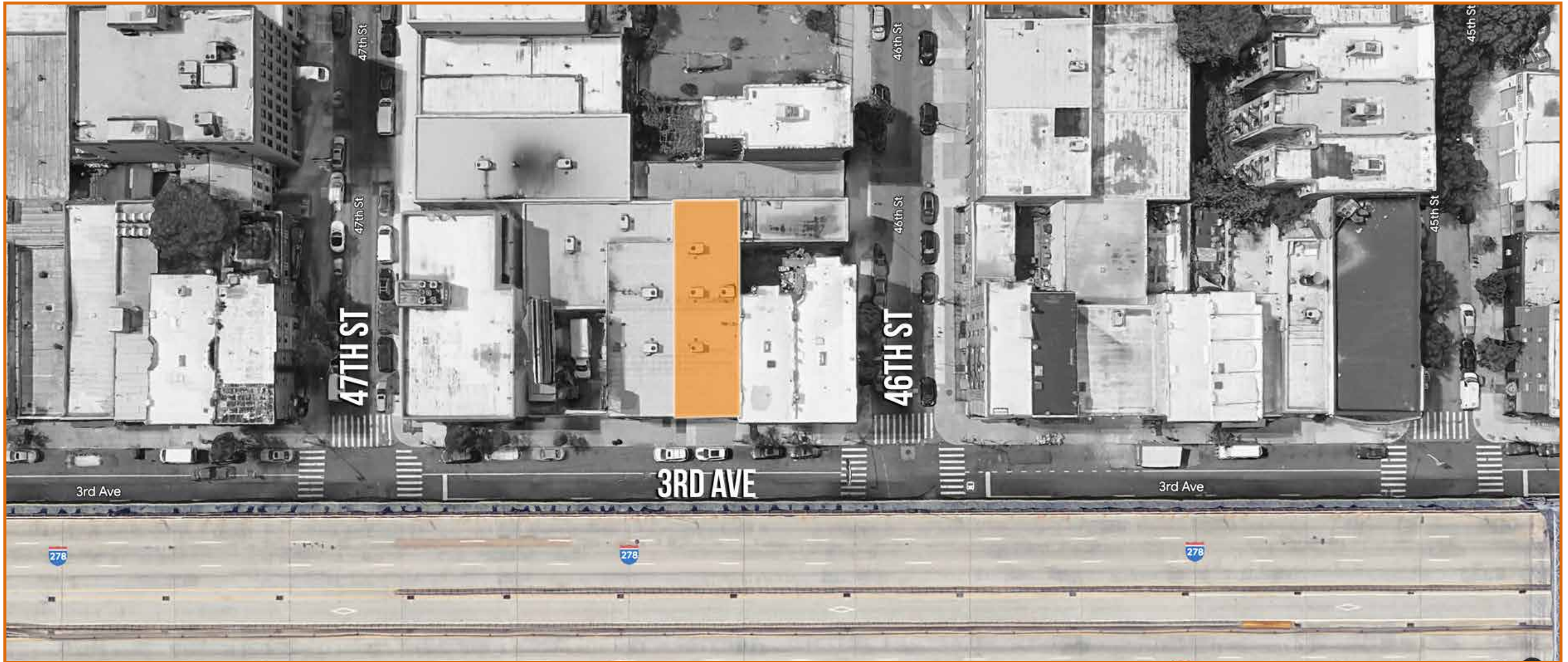


NEIGHBORING TENANTS

- | | |
|----------------|-----------------|
| - Costco | - Industry City |
| - McDonald's | - NYU Hospital |
| - Hotels | - Dunkin' |
| - Supermarkets | - Blink Fitness |



SPACE FOR LEASE



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DEPARTMENT OF BUILDINGS CERTIFICATE OF OCCUPANCY

BOROUGH Brooklyn

DATE:

NO. 232946

This certificate supersedes C.O. No. 219056

JAN 10 1990

ZONING DISTRICT M1-2

THIS CERTIFIES that the ~~new~~-~~altered~~-~~existing~~-~~building~~-~~premises~~ located at
4606 Third Avenue Block 754 Lot 40,41

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

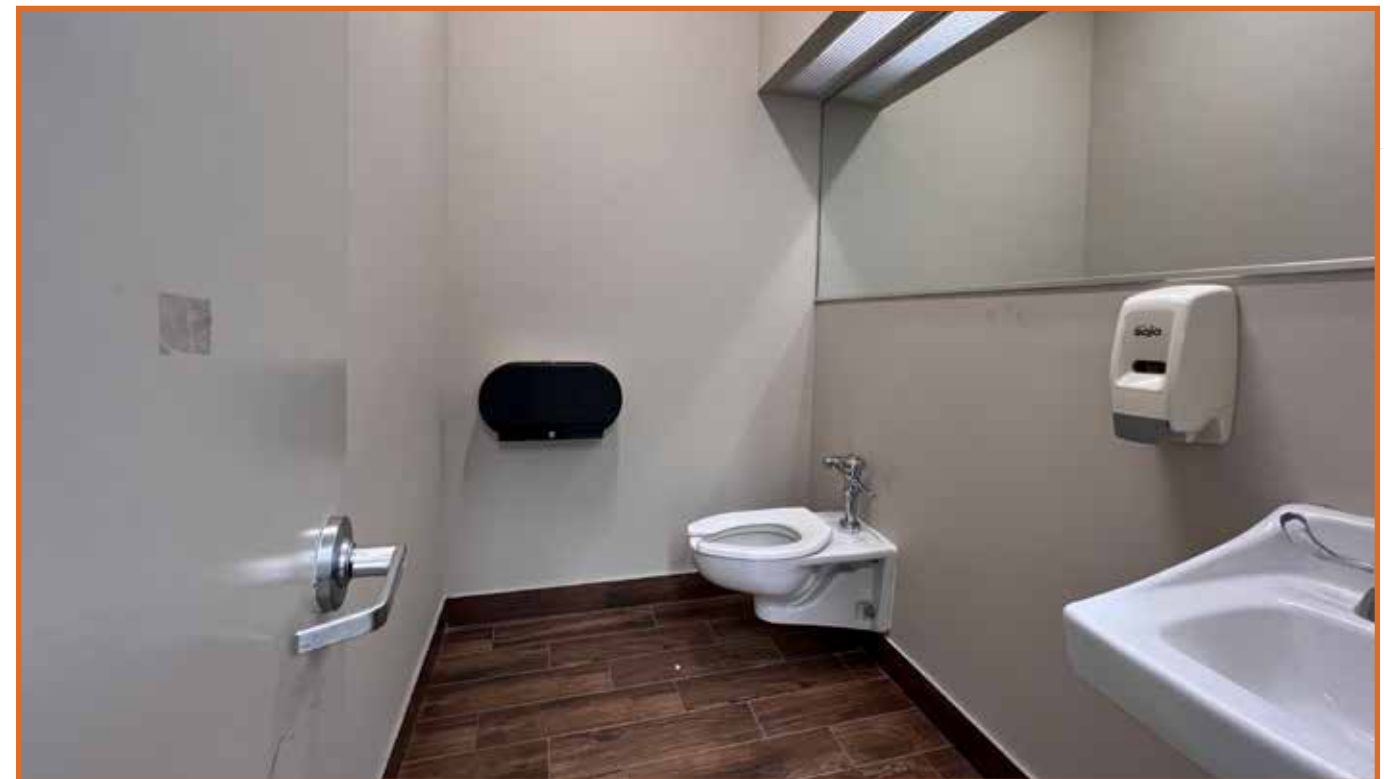
PERMISSIBLE USE AND OCCUPANCY

STORY	LINE 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	On Ground	2			16		Open Cellar
First					17		Office and Commercial Motor Vehicles Repair Shop including Forklifts with use of oxygen and comb gas for welding, open yard to be used for accessory parking for three (3) cars and forklifts and One (1) permitted loading berth 12 x 50
Second	50				17		Office
	120				17		Storage
ALL PERFORMANCE STANDARDS IN A M1-1 DISTRICT TO BE COMPLIED WITH.							Accessory to first floor uses.
PAINTING NO MORE THAN TWO (2) QUARTS USED DAILY & NO MORE THAN TWENTY (20) GALLONS STORED ON PREMISES.							

4606 THIRD AVE



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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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