

# MEDICAL BUILDING FOR SALE

## 2912 AVENUE X

BROOKLYN, NY 11235



COMMERCIAL  
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REALTY SERVICES



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



# PROPERTY DETAILS

## LOCATION INFO

BTW E 29 ST & NOSTRAND AVE

## LOT SIZE

30 FT X 100 FT

## BUILDING SIZE

1ST FLOOR: 1,800 SF  
LOWER LEVEL: 1,800 SF

## TAX

\$10,396

## INSURANCE

\$3,000

## ASKING PRICE

UPON REQUEST

## NEIGHBORHOOD

SHEEPSHEAD BAY

## POSSESSION

IMMEDIATE

## BLOCK & LOT

07422-1005

## ZONING

R4

## COMMENTS

- FREE STANDING BUILDING
- BUILT OUT MEDICAL OFFICES
- SEPARATE UTILITIES FOR 2 UNITS
- GREAT SIGNAGE OPPORTUNITY
- AMAZING OPPORTUNITY FOR OWNER/USER OR INVESTOR

## TRANSPORTATION

B36

B44

B44-SBS

BM3

B

Q

Walk Score

91

Transit Score

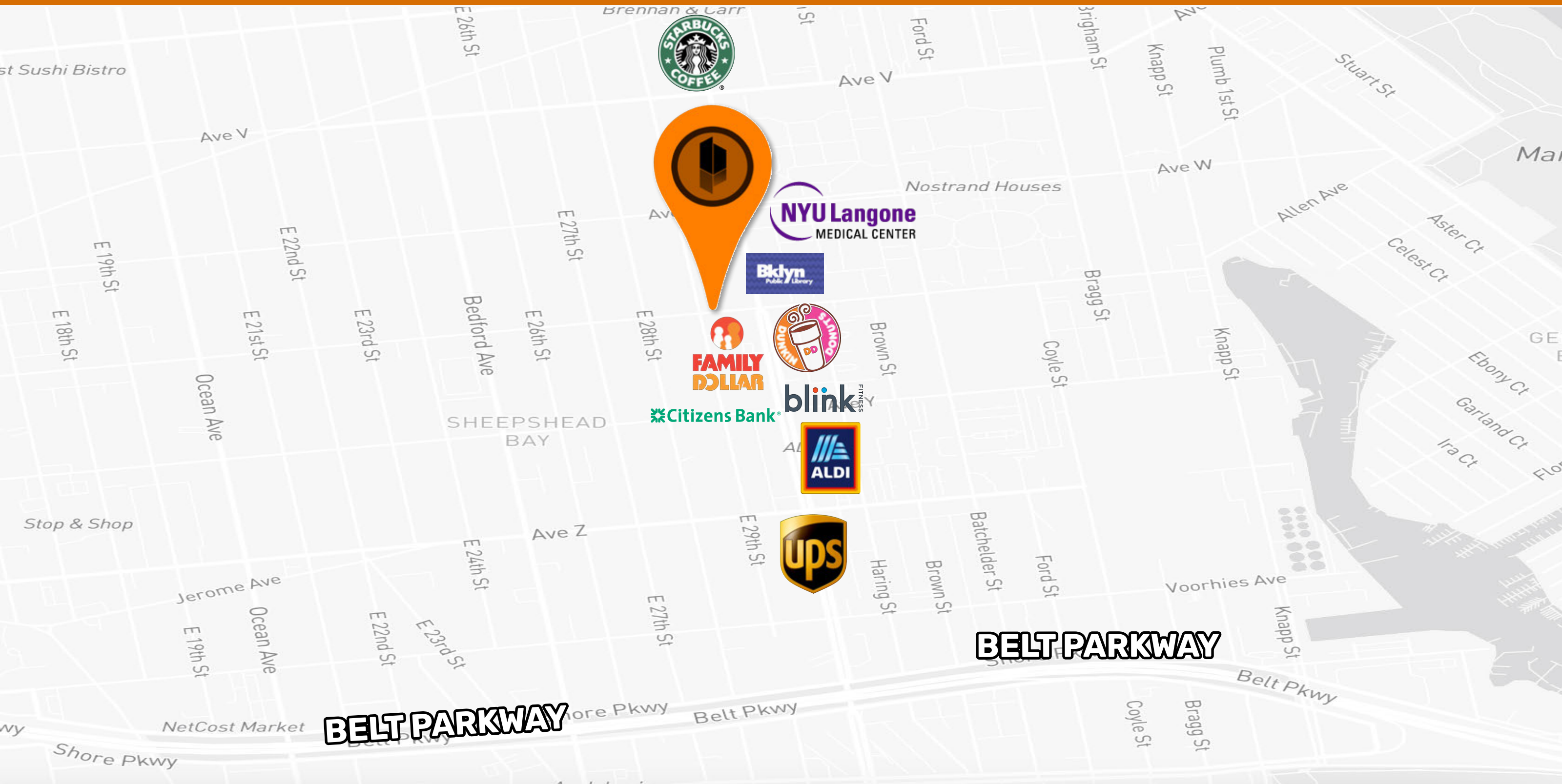
73

Bike Score

64

## NEIGHBORHOOD TENANTS

- NYU LANGONE
- DUNKIN'
- ALDI
- FAMILY DOLLAR
- PHARMACIES
- RITE AID
- BLINK FITNESS
- CHASE BANK
- POST OFFICE
- LIBRARY



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Form 54-115M-701627 (55)

114

DEPARTMENT OF HOUSING AND BUILDINGS

BOROUGH OF BROOKLYN, CITY OF NEW YORK

No.

180

Date

APR 12 1956

CERTIFICATE OF OCCUPANCY

(Standard form adopted by the Board of Standards and Appeals and issued pursuant to Section 646 of the New York Charter, and Sections C.26-181.0 to C.26-187.0 inclusive Administrative Code 2.1.3.1. to 2.1.3.7. Building Code.)

This certificate supersedes C. O. No.

145051

To the owner or owners of the building or premises:

THIS CERTIFIES that the ~~new~~ <sup>altered</sup> ~~existing~~ building premises located at

2912 Avenue X, South East Corner of East 29th Street

Block

7422

Lot

1001

, conforms substantially to the approved plans and specifications, and to the requirements of the building code and all other laws and ordinances, and of the rules and regulations of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of Section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

N.B. of Alt. No.

9654/1955

Construction classification

non-fireproof

Occupancy classification

as stated below

Scenstr. 4/5/56

Height

1

stories,

13

feet

Date of completion

Plumb. 4/6/56

Located in

Residence

Use District

D

Area

Height Zone at time of issuance of permit

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals:

(Calendar numbers to be inserted here)

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
Cellar	Ground	9	9	18	doctors offices
First	50	9	9	18	doctors offices
TOTAL - as stated above					



# 2912 AVENUE X



**CONTACT EXCLUSIVE BROKER**



**DENIS ABAYEV**

**CELL: 718.954.1363**

**DENIS@COMMERCIALACQ.COM**

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

**© 2500 CONEY ISLAND AVENUE, 2ND FLOOR, BROOKLYN, NY 11223 ☎ 718.954.1363 ✉ DENIS@COMMERCIALACQ.COM 🌐 COMMERCIALACQ.COM**

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