

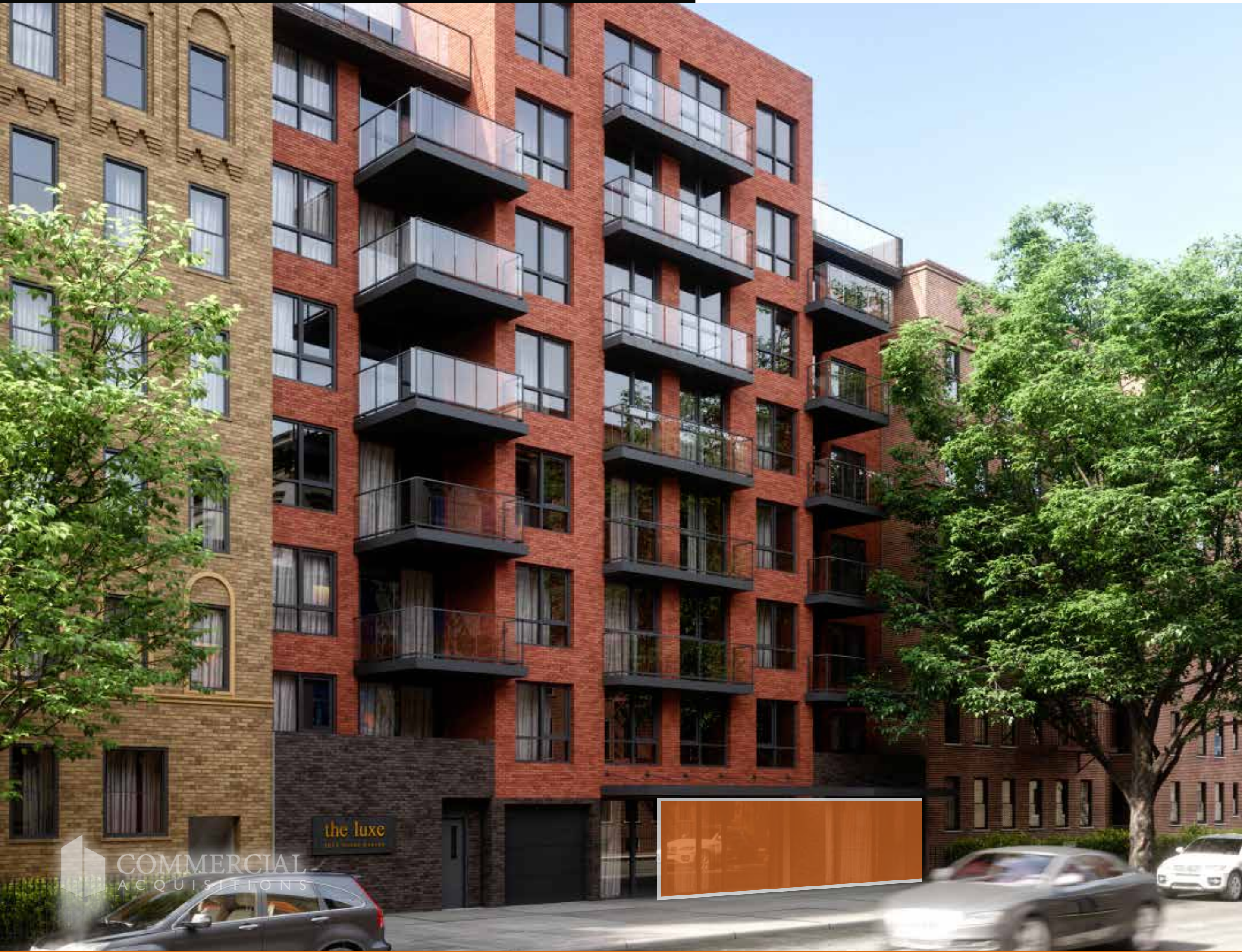
# COMMERCIAL CONDO FOR SALE

# 1673 OCEAN AVE

# BROOKLYN, NY 11230



COMMERCIAL  
ACQUISITIONS  
REALTY SERVICES



FOR MORE INFORMATION ON THIS PROPERTY PLEASE VISIT: [COMMERCIALACQ.COM](http://COMMERCIALACQ.COM)



# BUILDING DETAILS

## LOCATION INFO

Between Avenue L & Avenue K

## SIZE

1,278 SF Split Level

## ZONING

R7A

## BLOCK & LOT

07620-0010

## PRICE

Asking \$399,000

## NEIGHBORHOOD

Midwood

## MAINTENANCE

\$687.00/ Month

## ANNUAL TAXES

\$8,500 Reduced Starting Jul 2023

## COMMENTS

- 21 Foot frontage on Ocean Ave
- Rental \$35,400 a year, 5 year lease 3% annual increase, 5% Cap
- Lease expires December 31, 2025
- Ideal For Medical & Specialty Uses

## TRANSPORTATION



## NEIGHBORING TENANTS

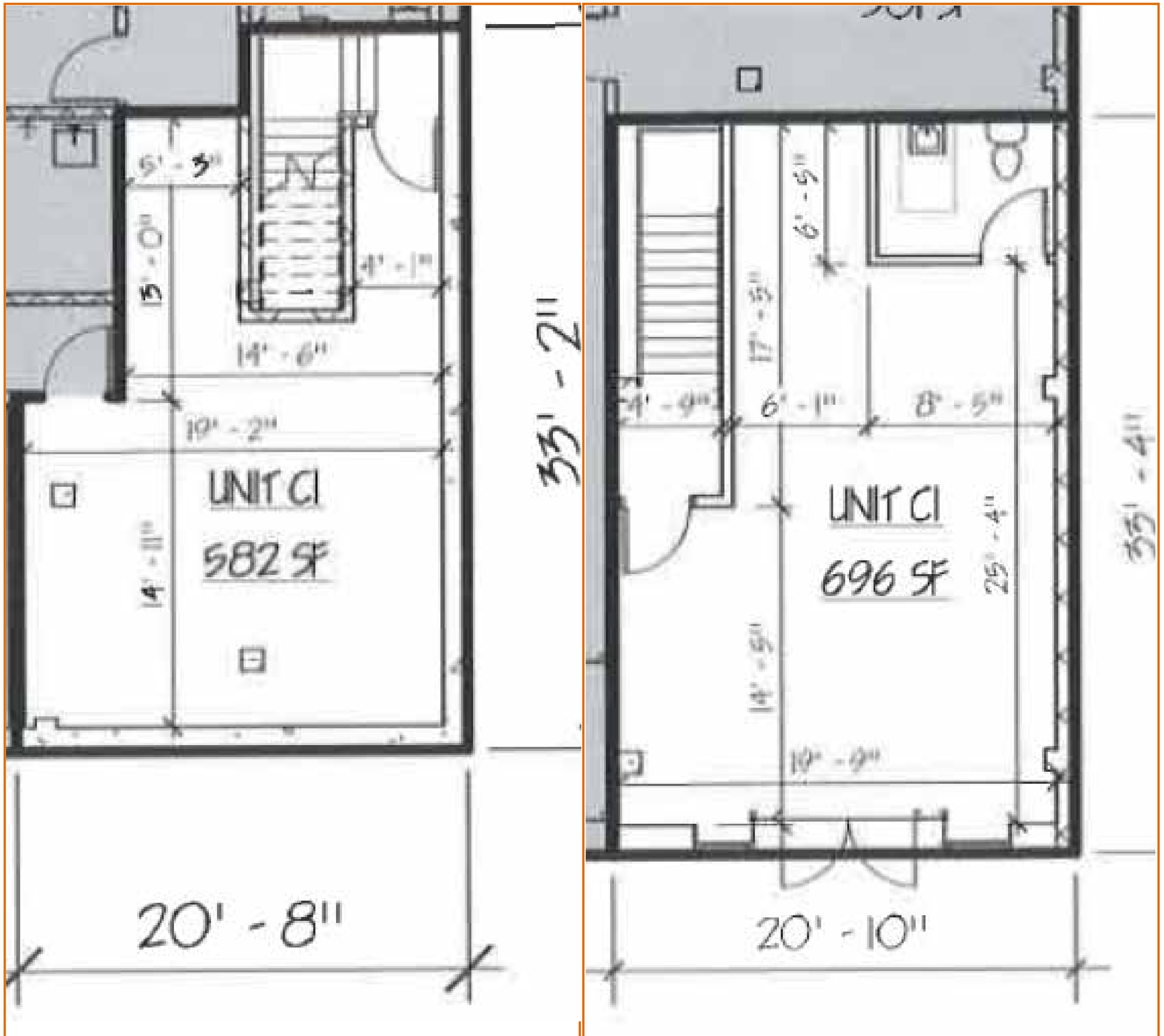
- |                   |               |
|-------------------|---------------|
| - 7-Eleven        | - Chase Bank  |
| - Dunkin'         | - Apple Bank  |
| - Amazing Savings | - Supermarket |



FOR MORE INFORMATION ON THIS PROPERTY PLEASE VISIT: [COMMERCIALACQ.COM](https://COMMERCIALACQ.COM)



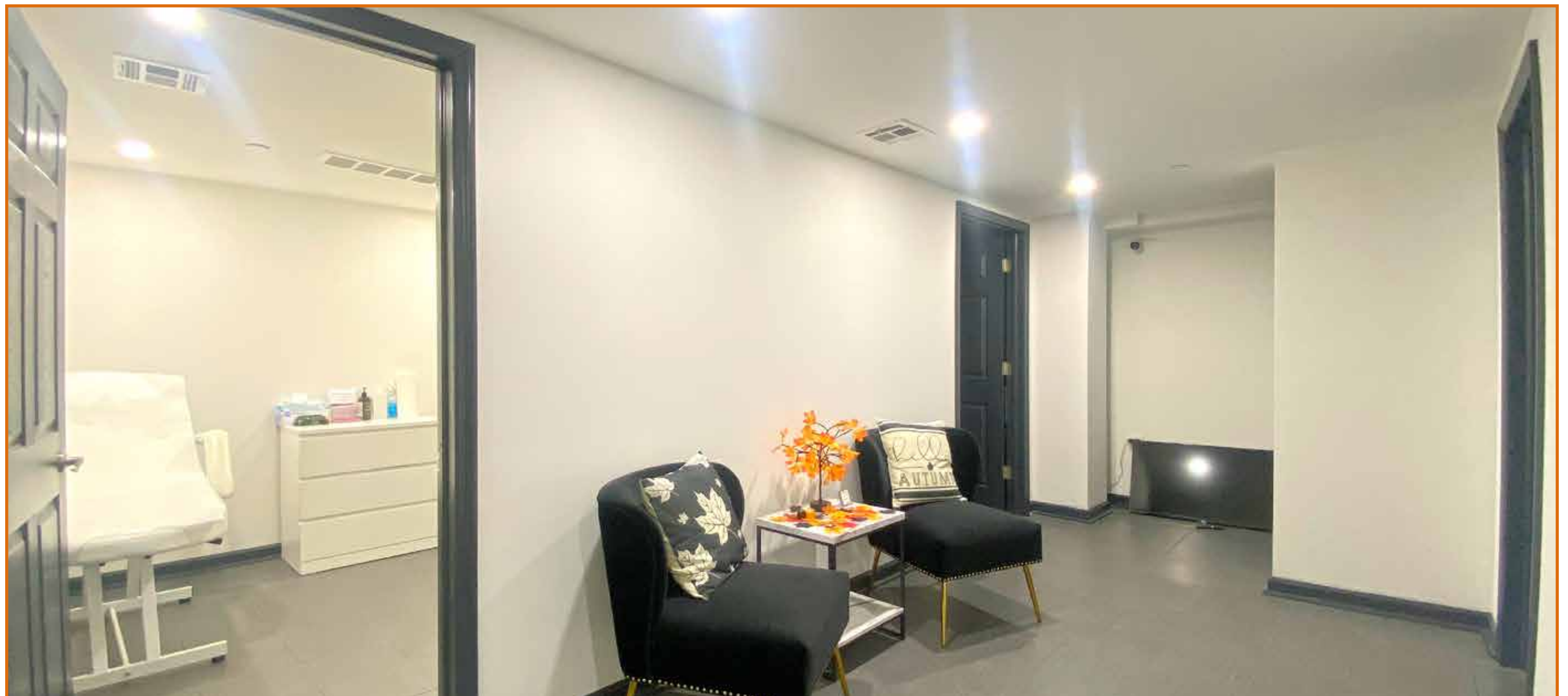
# FLOOR PLANS



FOR MORE INFORMATION ON THIS PROPERTY PLEASE VISIT: [COMMERCIALACQ.COM](http://COMMERCIALACQ.COM)



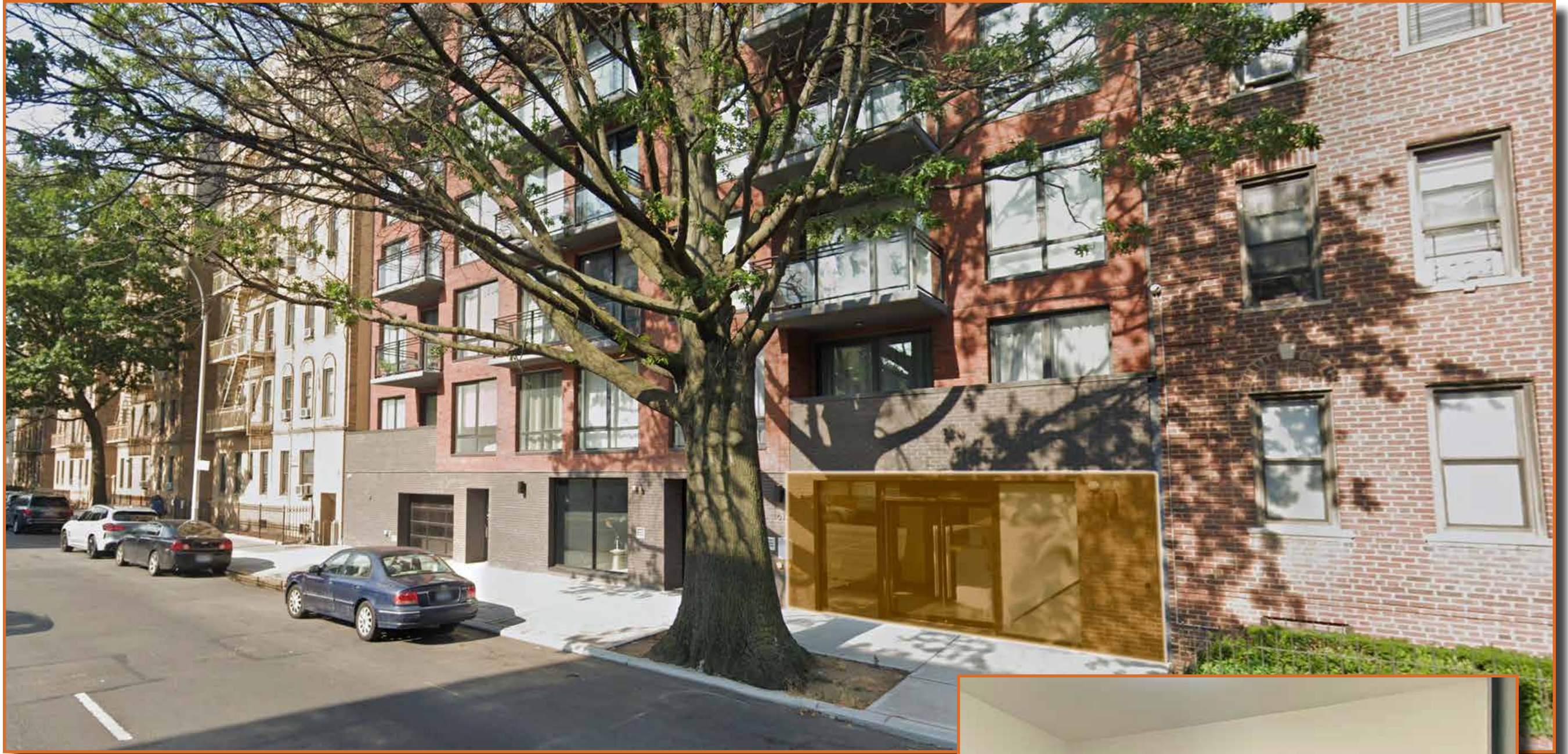
# 1673 OCEAN AVE PICTURES



FOR MORE INFORMATION ON THIS PROPERTY PLEASE VISIT: [COMMERCIALACQ.COM](https://COMMERCIALACQ.COM)



**1673 OCEAN AVE**



**CONTACT EXCLUSIVE BROKER**

**ARSEN ATBASHYAN**

**CELL. 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**

Commercial Acquisitions Inc. has made every effort to obtain the information regarding these listings from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification. ALL MEASUREMENTS MAY BE APPROXIMATE.