

FULLY BUILT OUT MEDICAL OFFICE 6701 BAY PKWY

Bensonhurst Brooklyn, NY 11204



COMMERCIAL
ACQUISITIONS
REALTY SERVICES



FOR MORE INFORMATION ON THIS PROPERTY PLEASE VISIT: COMMERCIALACQ.COM   

BUILDING DETAILS

LOCATION INFO

Between West 8 & West 9

SIZE

3,500 SF
Between 2 Floors

BLOCK & LOT

06576-0010

PRICE

?

NEIGHBORHOOD

Bensonhurst

FLOOR

4th

ZONING

C4-2A

COMMENTS

- Busy Location
- Steps to Train & Bus
- Handicap Accessible
- Fully Built Out

TRANSPORTATION



Annual Ridership: 5,183,545



NEIGHBORING TENANTS

- | | |
|------------|------------------|
| - Target | - Starbucks |
| - T.J.MAXX | - Planet Fitness |
| - CVS | - Citibank |
| - Verizon | - Chase Bank |



Certificate of Occupancy

CO Number: 301952590F

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: 06576	Certificate Type: Final
	Address: 6701 BAY PARKWAY	Lot Number(s): 10	Effective Date: 02/02/2010
	Building Identification Number (BIN): 3173207	Building Type: Altered	

For zoning lot metes & bounds, please see BISWeb.

B.	Construction classification: 2-B (1968 Code)	
	Building Occupancy Group classification: E (2008 Code)	
	Multiple Dwelling Law Classification: None	
No. of stories: 4	Height in feet: 60	No. of dwelling units: 0

C. Fire Protection Equipment:
None associated with this filing.

D. Type and number of open spaces:
None associated with this filing.

E. This Certificate is issued with the following legal limitations:
Board of Standards and Appeals - Recording Info: _95-08-A

Borough Comments: None

CERTIFICATE OF OCCUPANCY

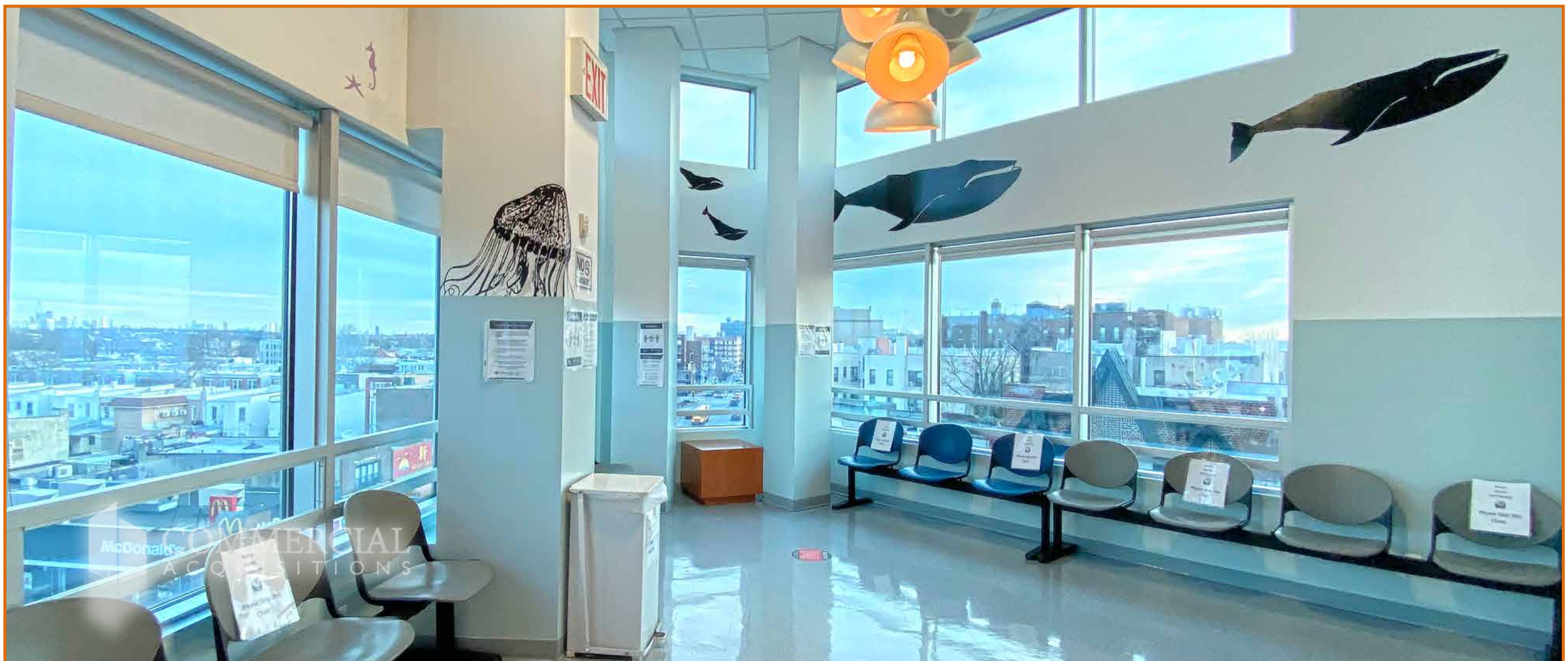
Permissible Use and Occupancy

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
CEL		OG	B-2		6	ORDINARY USE
MZ3	17	120	E		6	OFFICES
MZ4	16	120	E		4	AMBULATORY DIAGNOSTIC OR TREATMENT HEALTH CARE FACILITY
001	43	120	E		6	BANKS
002	43	120	E		6	OFFICES
003	43	120	E		6	OFFICES
004	41	20	E		4	AMBULATORY DIAGNOSTIC OR TREATMENT HEALTH CARE FACILITY
ROF		120	D-2		6, 4	MECHANICAL EQUIPMENT INCIDENTAL TO BANK, PHILANTHROPIC INSTITUTIONS AND OFFICES.
PEN	18	120	E		4	COMMUNITY FACILITY - PHILANTHROPIC INSTITUTION (NO SLEEPING ACCOMMODATIONS)

NOTE: THESE PREMISES HAVE BEEN DECLARED ONE ZONING LOT CONSISTING OF TAX LOT# 10 & SUBJECT TO SECTION 12-10 OF THE ZONING RESOLUTION & RECORDED AT THE CITY REGISTER'S OFFICE UNDER CRFN# 2008000085610 & 2008000085611 COMMUNITY FACILITY USE CANNOT BE ELIMINATED UNLESS COMMERCIAL FLOOR AREA IS IN COMPLIANCE WITH THE ZONING RESOLUTION.- IF COMMUNITY FACILITY INCREASES OCCUPANCY TO MORE THAN 75 PERSONS, PARKING REQUIREMENTS WILL APPLY AS PER ZONING RESOLUTION

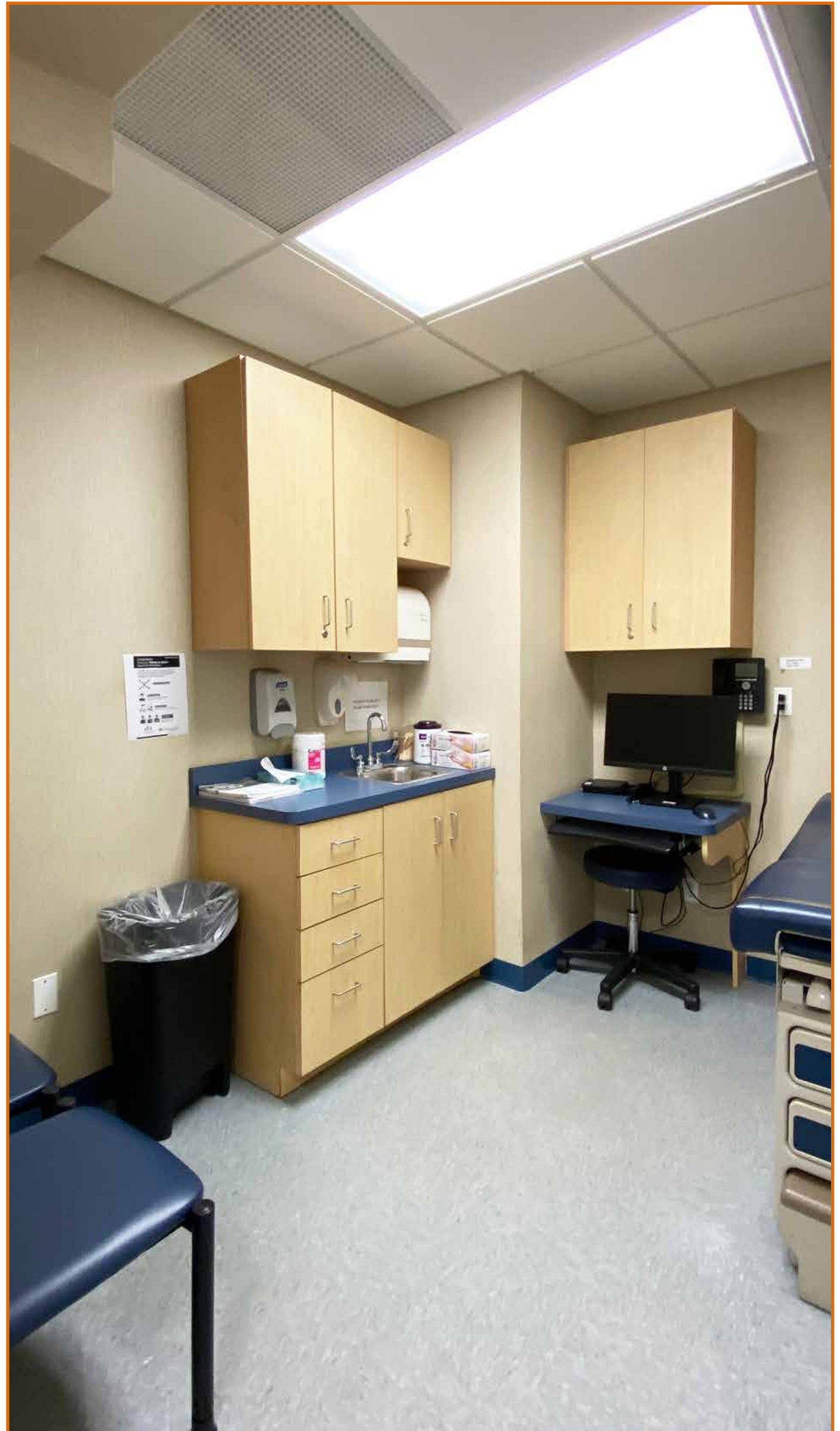
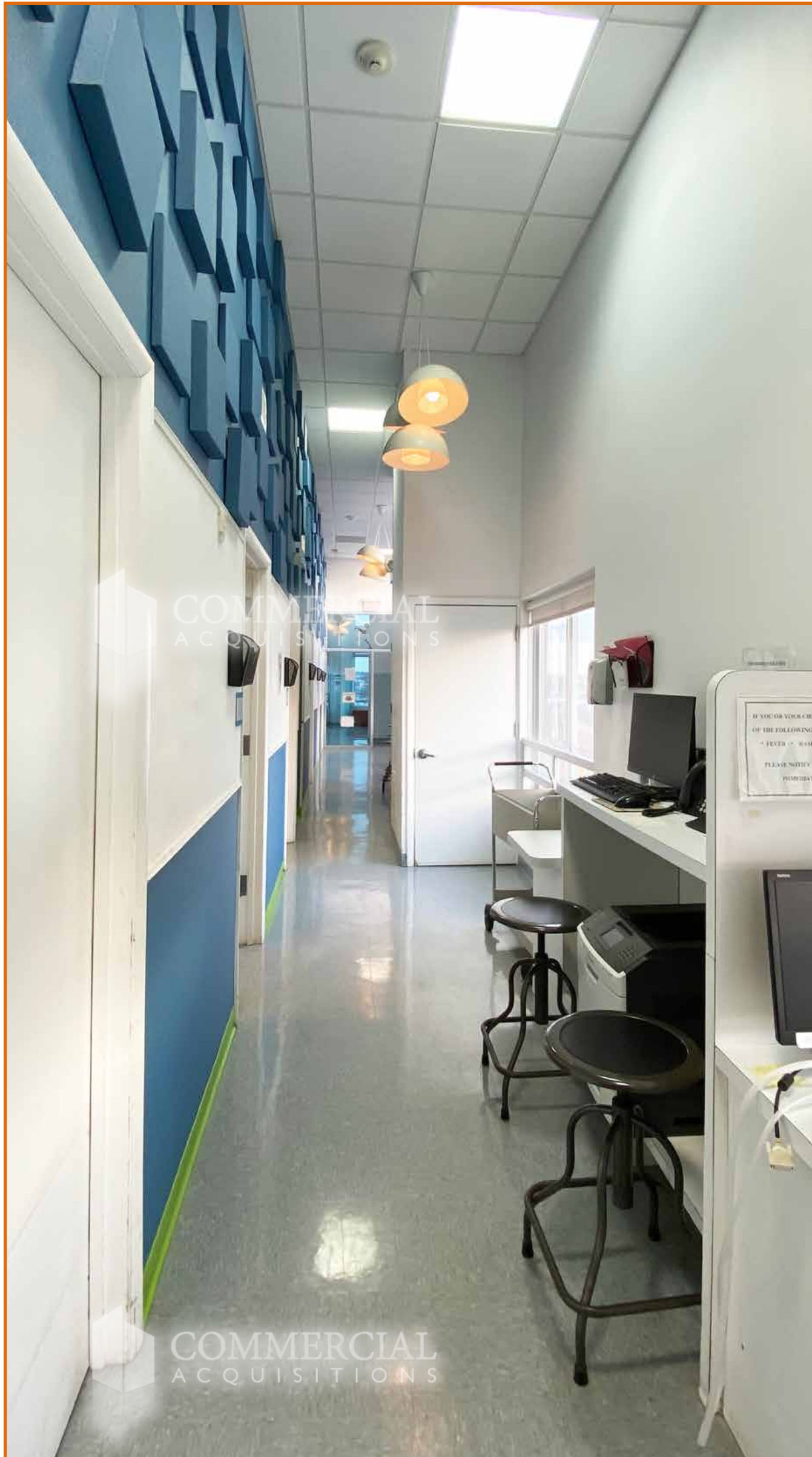
4TH FLOOR



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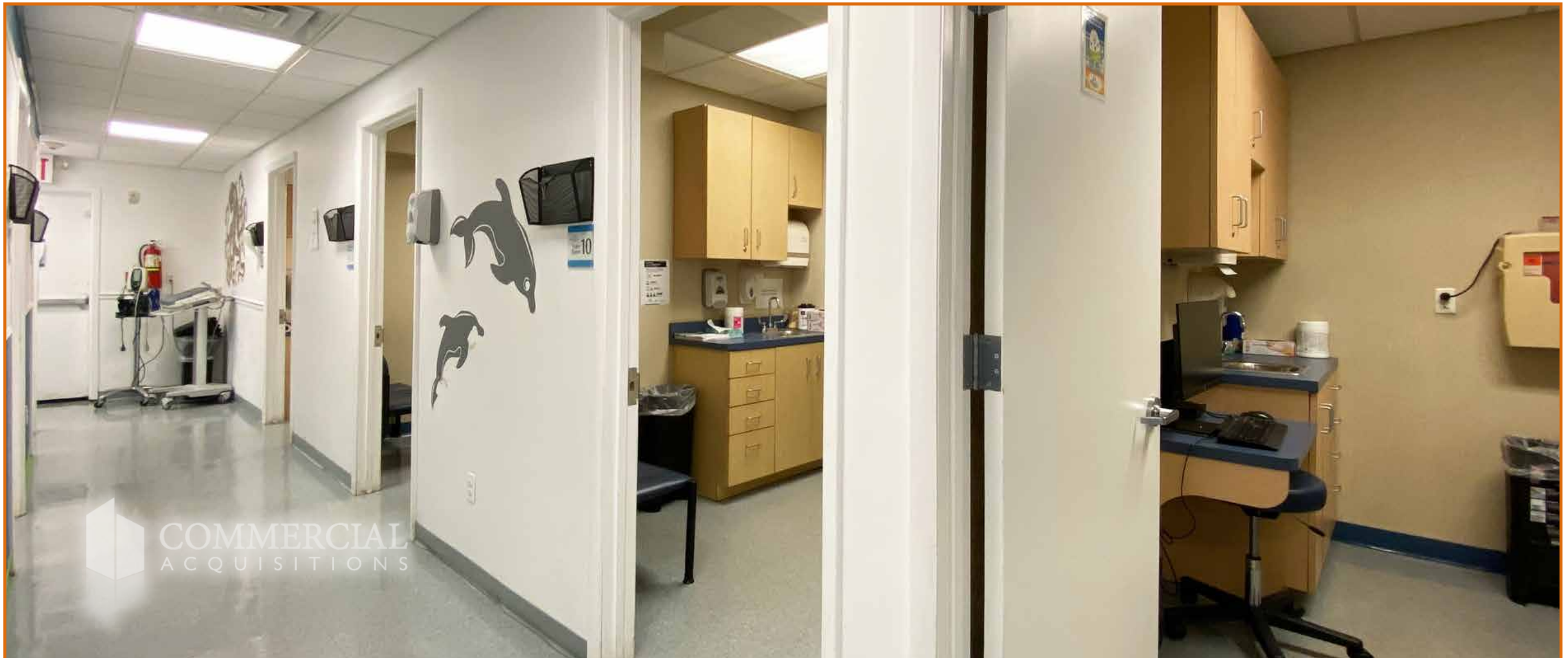
4TH FLOOR



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4TH FLOOR



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MEDICAL OFFICE FOR LEASE



COMMERCIAL
ACQUISITIONS
REALTY SERVICES



CONTACT EXCLUSIVE BROKER

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SCAN FOR VR TOUR



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

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