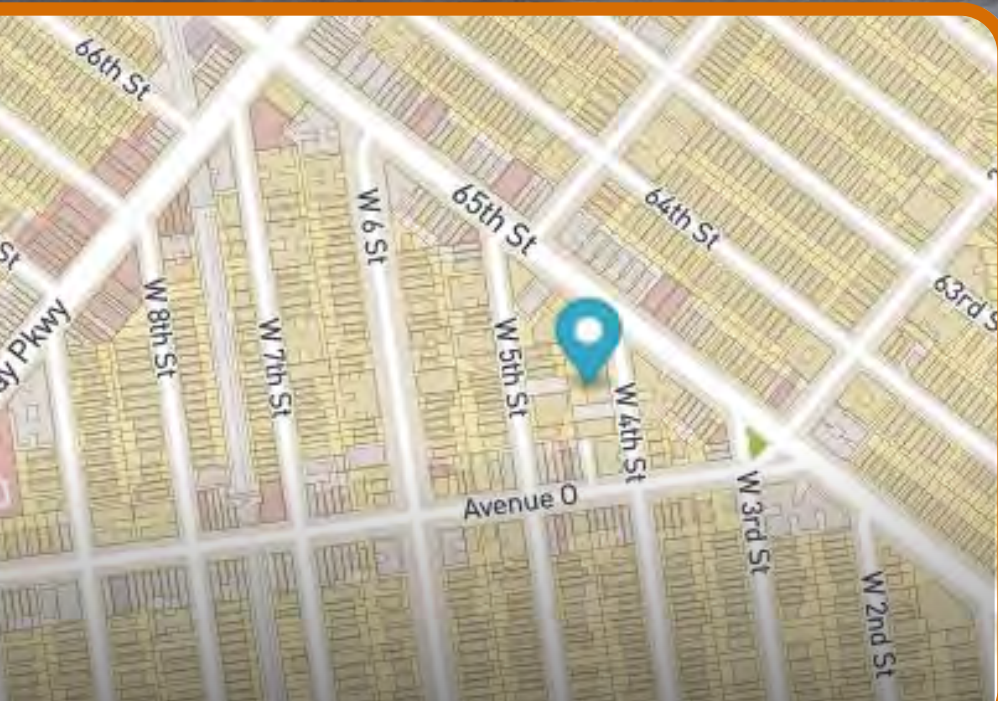


SPACE FOR SALE



**1414 W 4TH ST,
BROOKLYN, NY 11204**

FOR MORE INFORMATION ON THIS PROPERTY PLEASE

CALL OUR OFFICE: 718.517.8700

PROPERTY DETAILS

LOCATION INFO

65TH ST & WEST 4TH ST

NEIGHBORHOOD

BENSONHURST

BLOCK & LOT

3-06580-1301

ZONING

R4

SIZE

UNIT #C1: 8,840 SF

PROPERTY TAX

\$2,963/YEAR

CAM CHARGES

\$2,182/MONTH

ASKING PRICE

UPON REQUEST

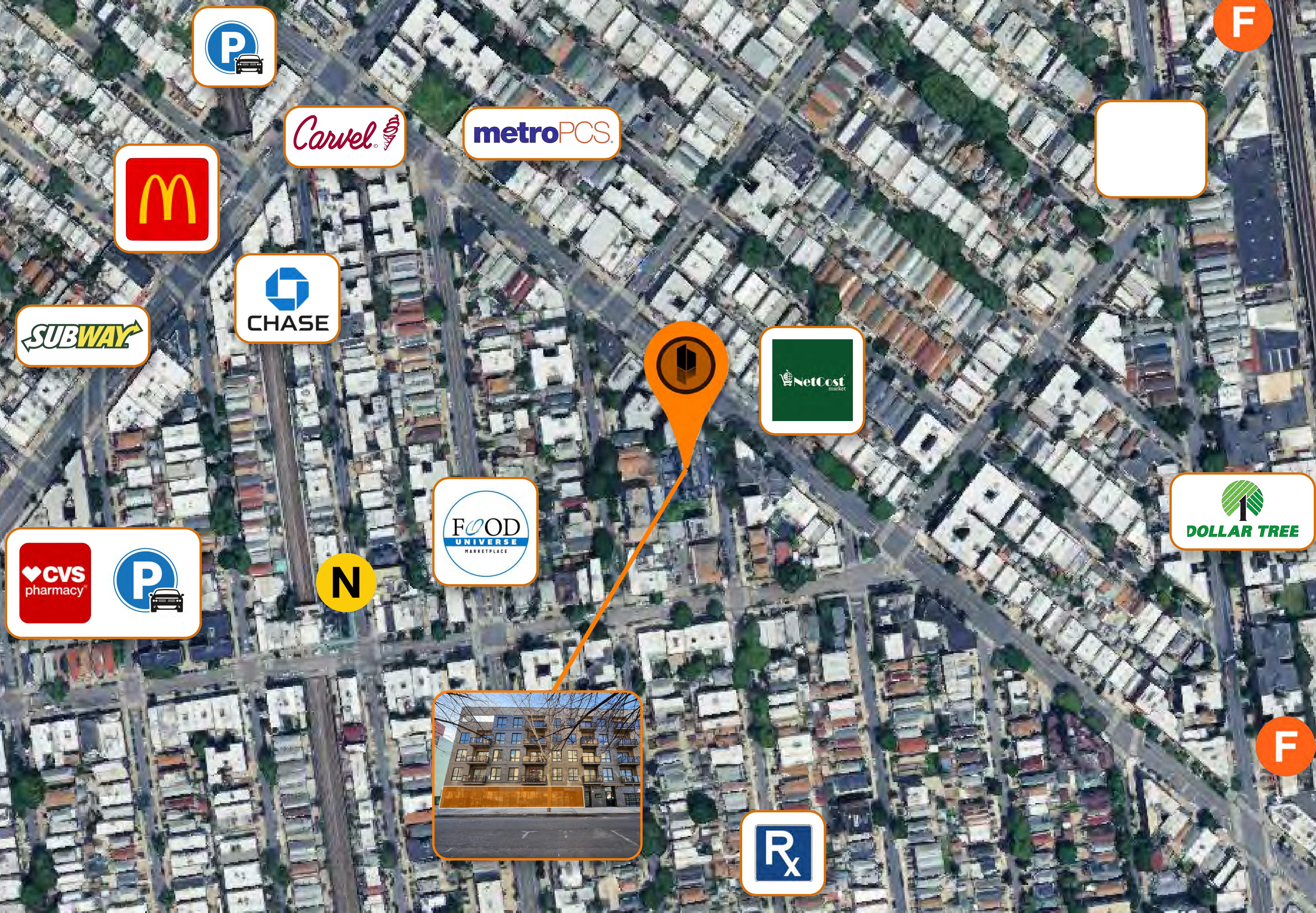
COMMENTS

- **GROUND FLOOR COMMERCIAL CONDO FOR SALE**
- **15 YEAR TAX ABATEMENT IN PLACE (2033)**
- **FULLY BUILT BRAND NEW STATE OF THE ART MEDICAL/ DIALYSIS FACILITY**
- **CENTRAL HEATING AND COOLING**
- **CLOSE ACCESS TO BELT PARKWAY**

1414 W 4TH ST, BROOKLYN, NY 11204

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

LOCATION OVERVIEW



TRANSPORTATION

B8

B64

D

F

N

Walk Score 94

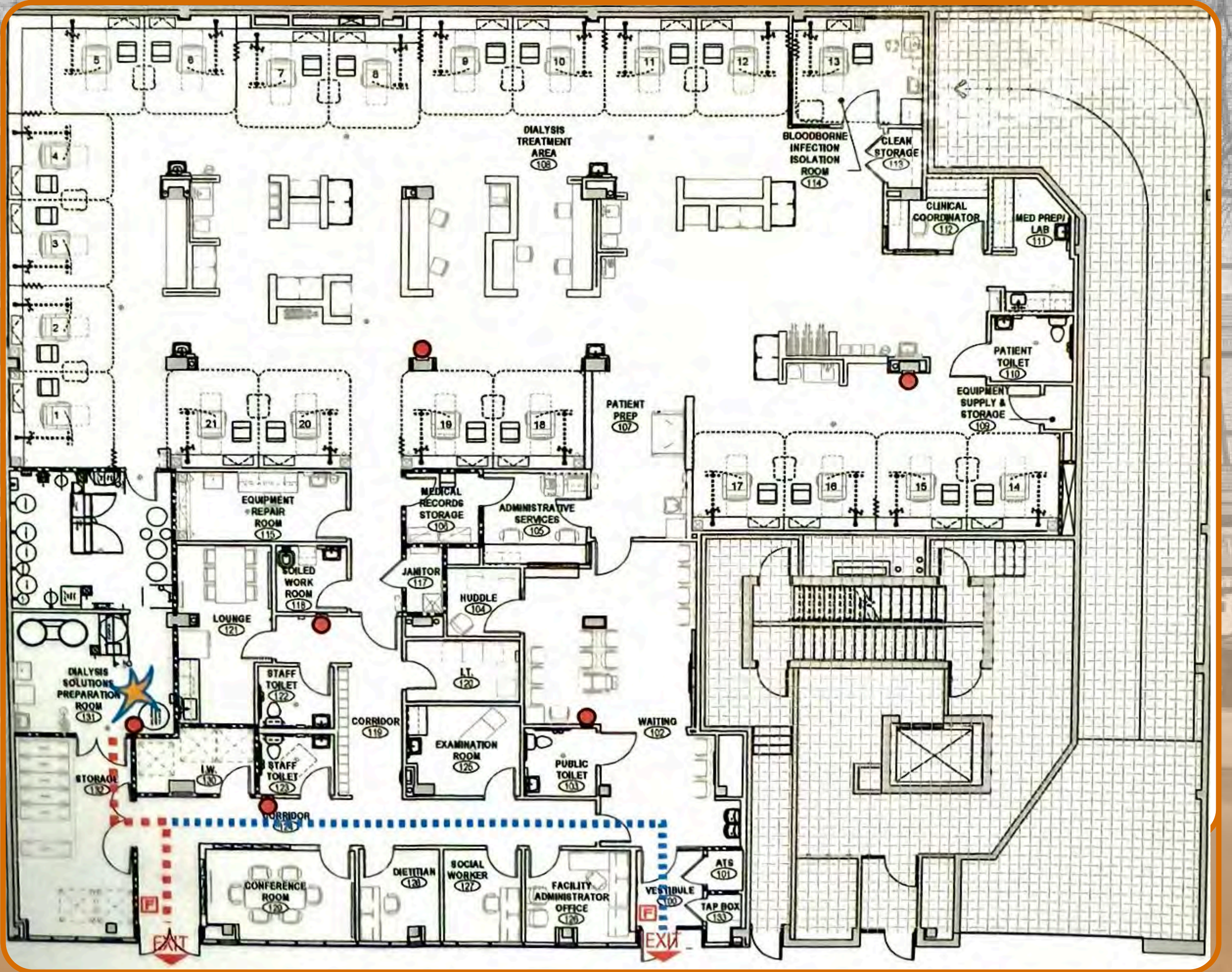
Transit Score 96

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





FLOOR PLAN





Certificate of Occupancy

CO Number: 302181886F

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:** 06580 **Certificate Type:** Final
Address: 1414 WEST 4 STREET **Lot Number(s):** 17 **Effective Date:** 11/15/2018
Building Identification Number (BIN): 3424450
Building Type: New

For zoning lot metes & bounds, please see BISWeb.

B. Construction classification: 1-B (2014/2008 Code)
Building Occupancy Group classification: R-2 (2014/2008 Code)
Multiple Dwelling Law Classification: HAEA
No. of stories: 5 **Height in feet:** 55 **No. of dwelling units:** 30

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:
None

Borough Comments: None

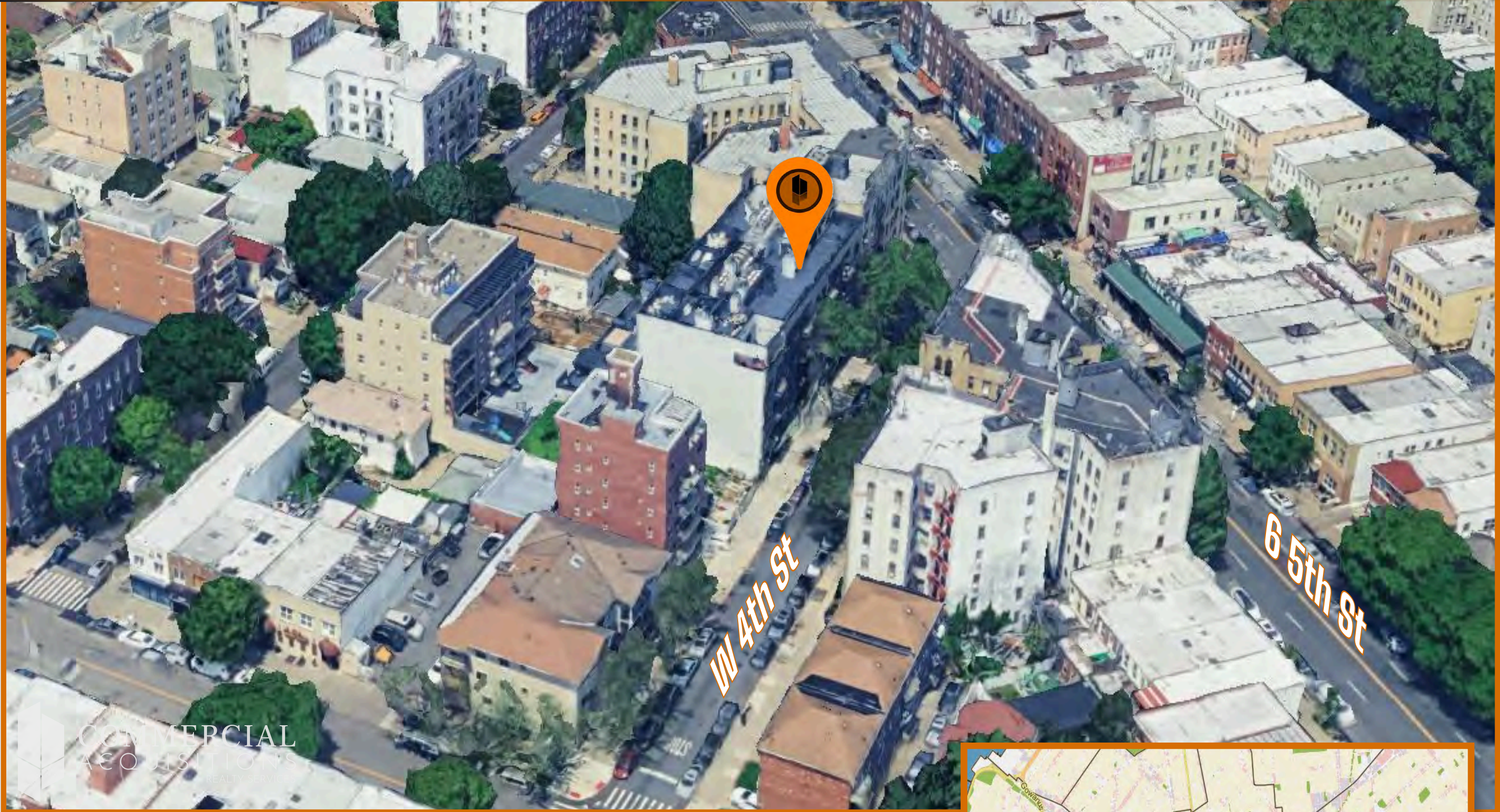
Permissible Use and Occupancy

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	59	OG			2	METER ROOM, COMPACTOR ROOM, ELECTRICAL ROOM, 23 CAR PARKING SPACES, 15 BICYCLE PARKING
001	83	100	R-2 B		4	RESIDENTIAL LOBBY, AMBULATORY DIAGNOSTIC FACILITY.
002	33	40	R-2	8	2	8 DWELLING UNITS
003	33	40	R-2	8	2	8 DWELLING UNITS
004	33	40	R-2	8	2	8 DWELLING UNITS
005	32	40	R-2	6	2	6 DWELLING UNITS
RO F	64	40	R-2		2	OUTDOOR AND INDOOR RECREATIONAL SPACE

TOTAL: 30 DWELLING UNITS

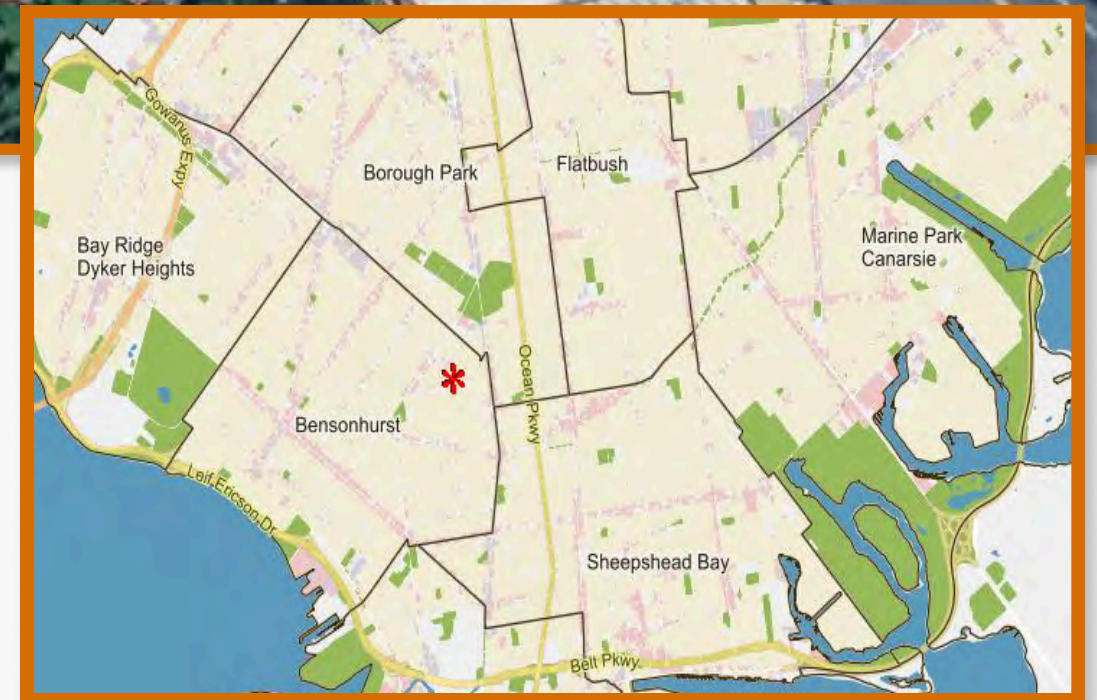
END OF SECTION



CONTACT EXCLUSIVE BROKER



VADIM ATBASHYAN
CELL: 516.852.1601
VADIM@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

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.