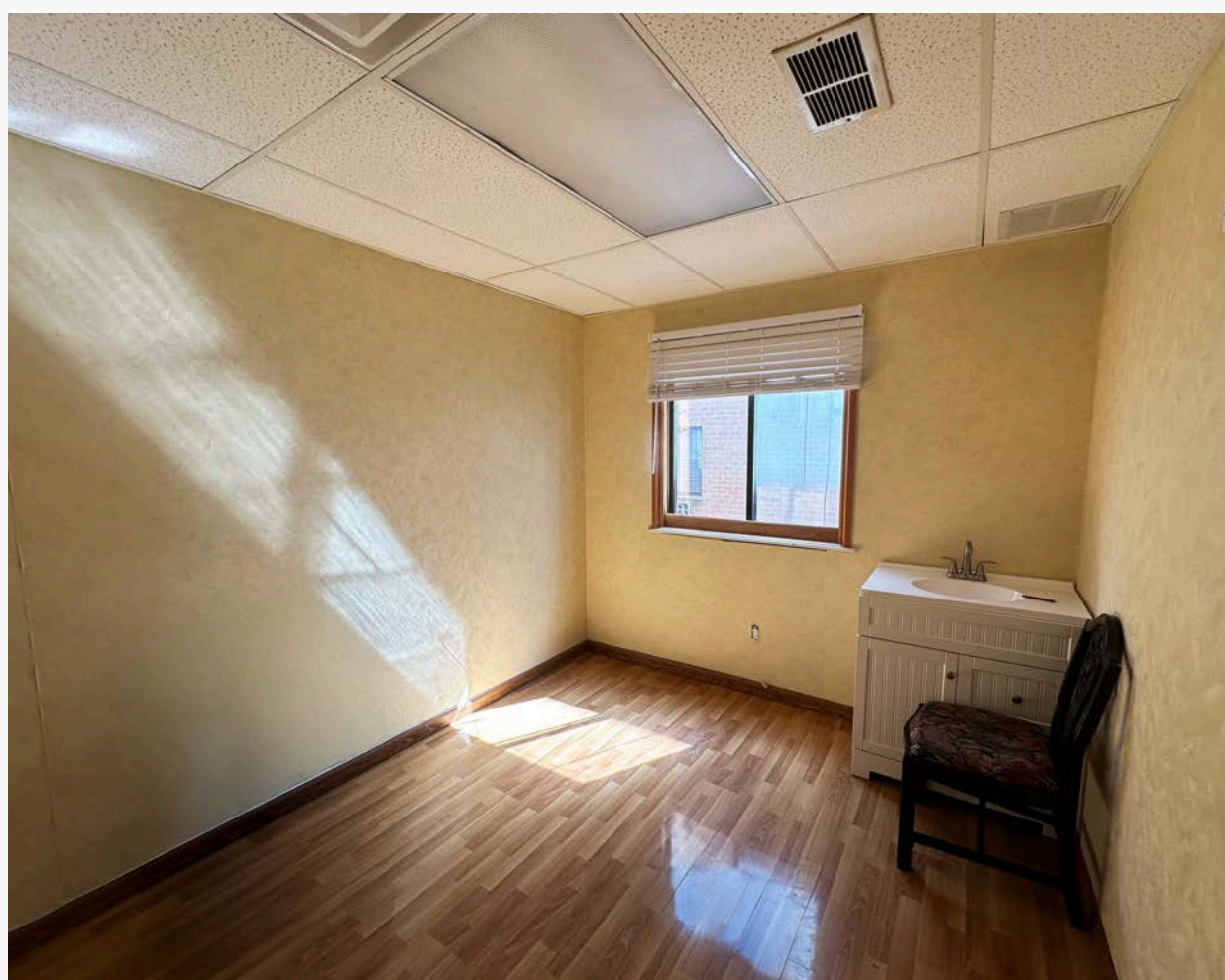
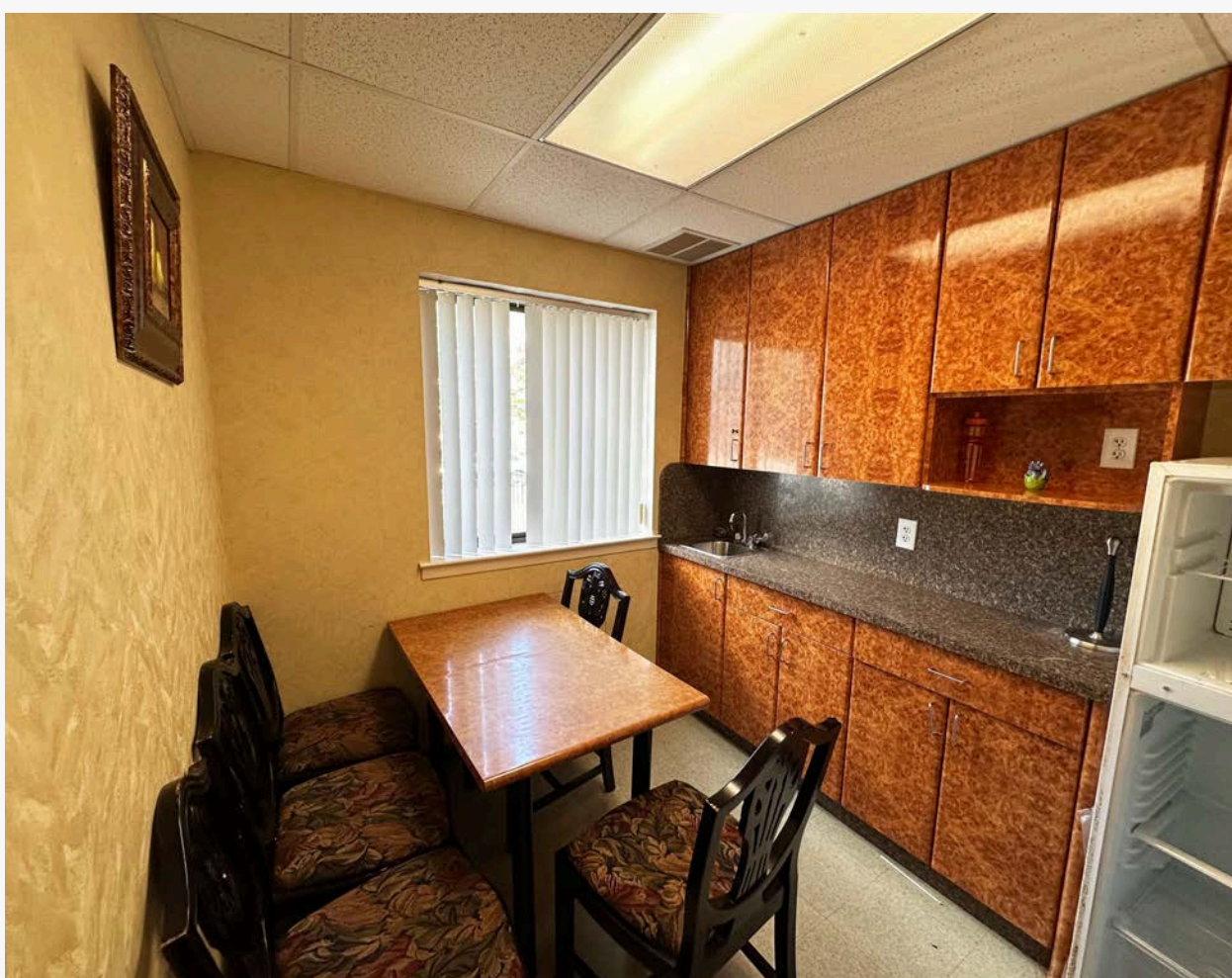




MEDICAL OFFICE FOR LEASE

ADDRESS

1706 CROPSEY AVE, BROOKLYN, NY 11214



PROPERTY DETAILS

LOCATION INFO

CROPSEY AVE BTW. .
BAY 16TH ST/BAY 17TH ST

NEIGHBORHOOD

BATH BEACH

BLOCK & LOT

06462-0021

ZONING

R5

SIZE

1,600 SF

ASKING PRICE

\$4,800/M

CONTACT EXCLUSIVE BROKER

ARSEN ATBASHYAN

917-939-3760

ARSEN@COMMERCIALACQ.COM

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



LOCATION OVERVIEW

DYKER PARK

PLAYGROUND

BATH BEACH PARK

B8

X28

D

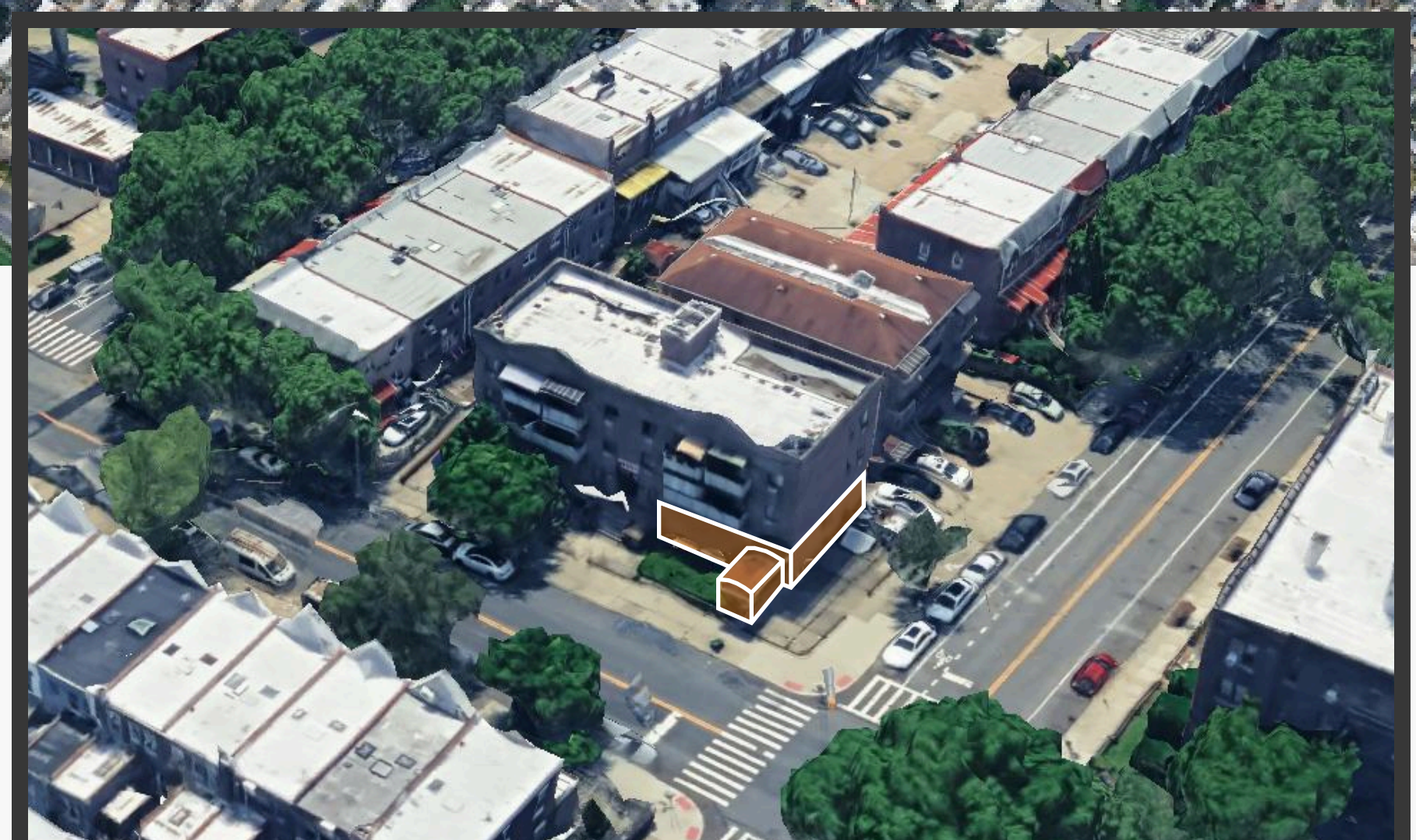
Walk Score
88

Transit Score
71

1706 CROPSEY AVE,
BROOKLYN, NY 11214

PROPERTY COMMENTS

- GREAT SIGNAGE OPPORTUNITY
- CORNER UNIT WITH LOTS OF WINDOWS
- FULLY BUILT OUT MEDICAL OFFICE FOR LEASE
- CLOSE TO PUBLIC TRANSPORTATION
- PARKING AVAILABLE
- GREAT EXPOSURE



SATELLITE VIEW

NEIGHBOURING TENANTS & AMENITIES



PLAYGROUND

BATH BEACH PARK

DYKER PARK

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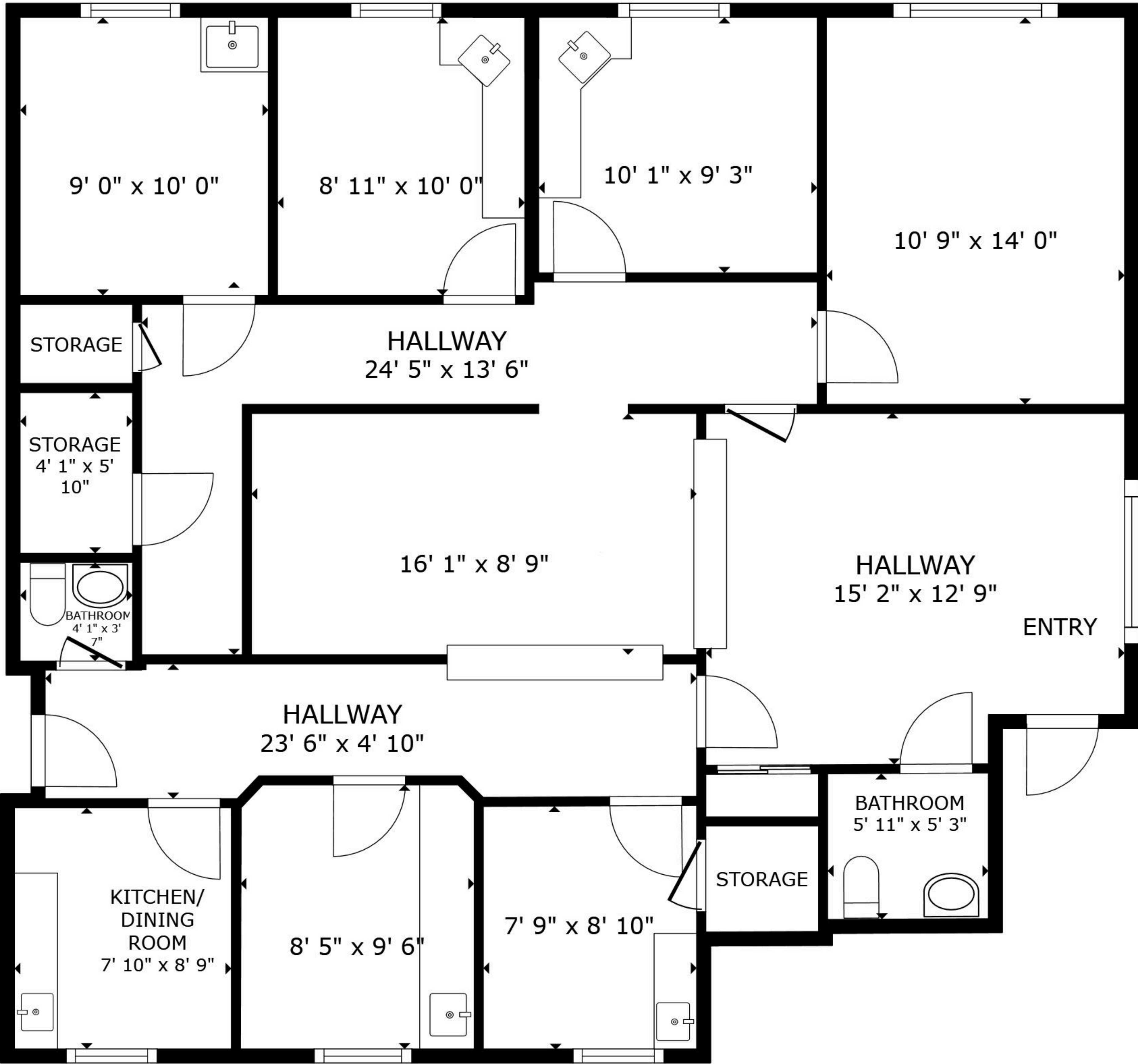
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COMMERCIAL ACQUISITIONS INC. HAS MADE EVERY EFFORT TO OBTAIN THE INFORMATION REGARDING THESE LISTINGS FROM SOURCES DEEMED RELIABLE. HOWEVER, WE CANNOT WARRANT THE COMPLETE ACCURACY THEREOF SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER 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.

1,600 SF



1,600SF



CROPSEY AVE

CERTIFICATE OF OCCUPANCY

B Form 54 (Rev. 8/85)

THE CITY OF NEW YORK



DEPARTMENT OF BUILDINGS

CERTIFICATE OF OCCUPANCY

BOROUGH Brooklyn

DATE: JAN 05 1996 NO. 300237740

This certificate supersedes C.O. NO

ZONING DISTRICT R.5

THIS CERTIFIES that the new ~~school~~ ~~existing~~ building premises located at

1706 Cropsey Ave

Block 6462 Lot 21

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	LIVE 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	O/G	35			4	E	Medical Offices
1st	100	35			4	E	Medical Offices
2nd	40		4	10	2	J-2	4-Family
3rd	40		4	10	2	J-2	4-Family
							Total: Medical Offices & 8-Family and 7-Parking Spaces
				New Code			

OPEN SPACE USES

(SPECIFY—PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

**NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS
A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED**

THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND SPECIFICATIONS NOTED ON THE REVERSE SIDE B-8

EDUOUGH SUPREMACY

COMMISSIONER

☐ ORIGINAL

☐ OFFICE COPY - DEPARTMENT OF BUILDINGS

☐ COPY

WWW.COMMERCIALACQ.COM

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