

COMMERCIAL CONDO FOR SALE

2761 BATH AVENUE, BROOKLYN NY 11214



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

PROPERTY DETAILS

CROSS STREETS

BTW BATH AVE & 28TH AVE

NEIGHBORHOOD

GRAVESEND

BLOCK & LOT

6887-7501

ZONING

R5

SIZE

UNIT B1 - 1,159 SF

MAINTENANCE

\$356/MONTH

PROPERTY TAXES

\$10,087/YEAR

COMMENTS

- LOWER LEVEL OFFICE
- PERFECT FOR END-USER, MEDICAL OFFICE
- LOTS OF NATURAL LIGHT
- CENTRAL HVAC
- KITCHENETTE AREA

ASKING PRICE

\$449,000



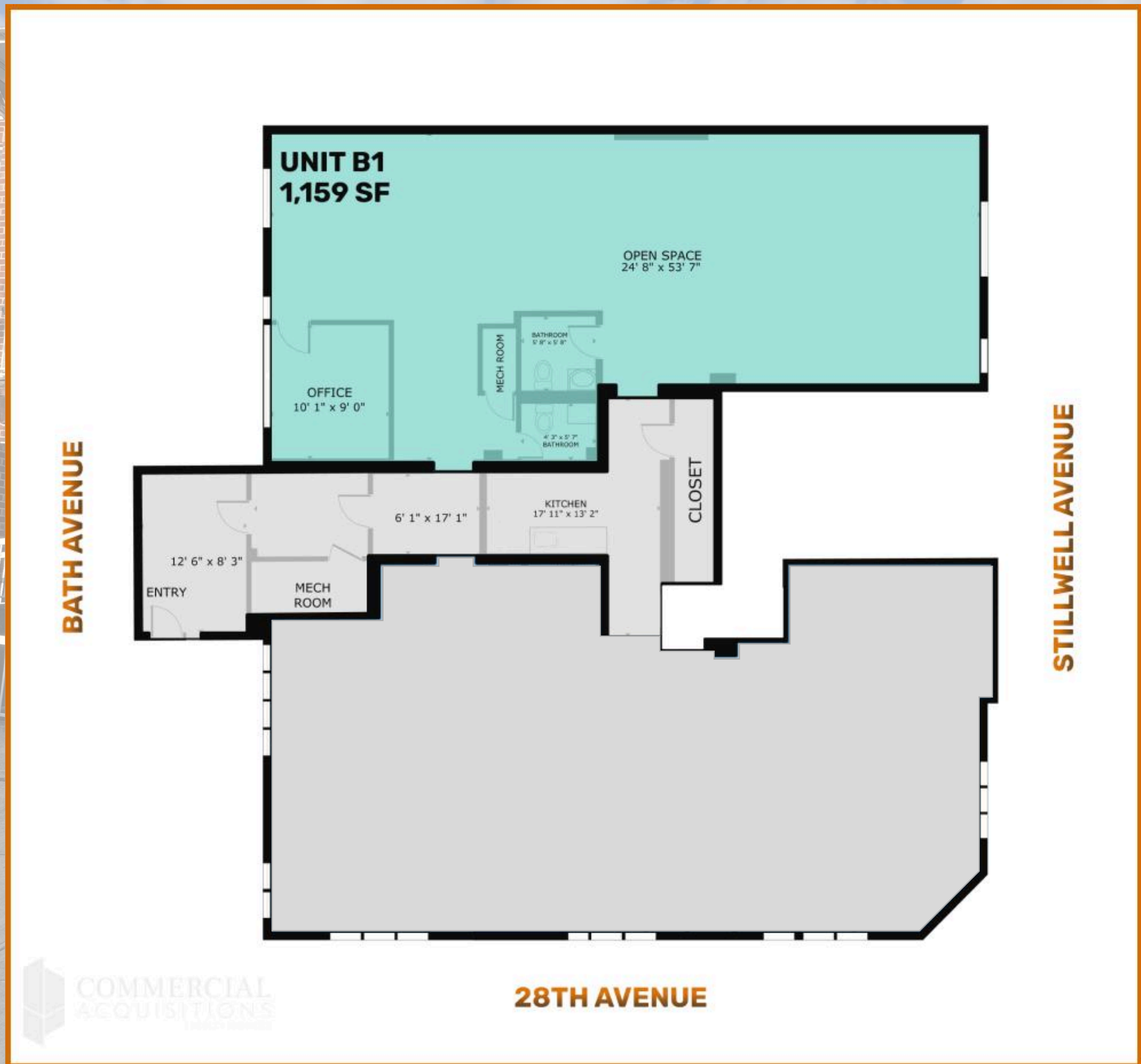
FOR MORE INFORMATION ON THIS PROPERTY PLEASE CALL OUR OFFICE: 718.517.8700

PROPERTY PHOTOS



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


FLOOR PLAN



CERTIFICATE OF OCCUPANCY

B Form 54 (Rev. 8/85)

THE CITY OF NEW YORK



DEPARTMENT OF BUILDINGS
CERTIFICATE OF OCCUPANCY

BOROUGH Brooklyn

DATE: JUN 4 1990 No. 233850

This certificate supersedes C.O. No.

ZONING DISTRICT R-5

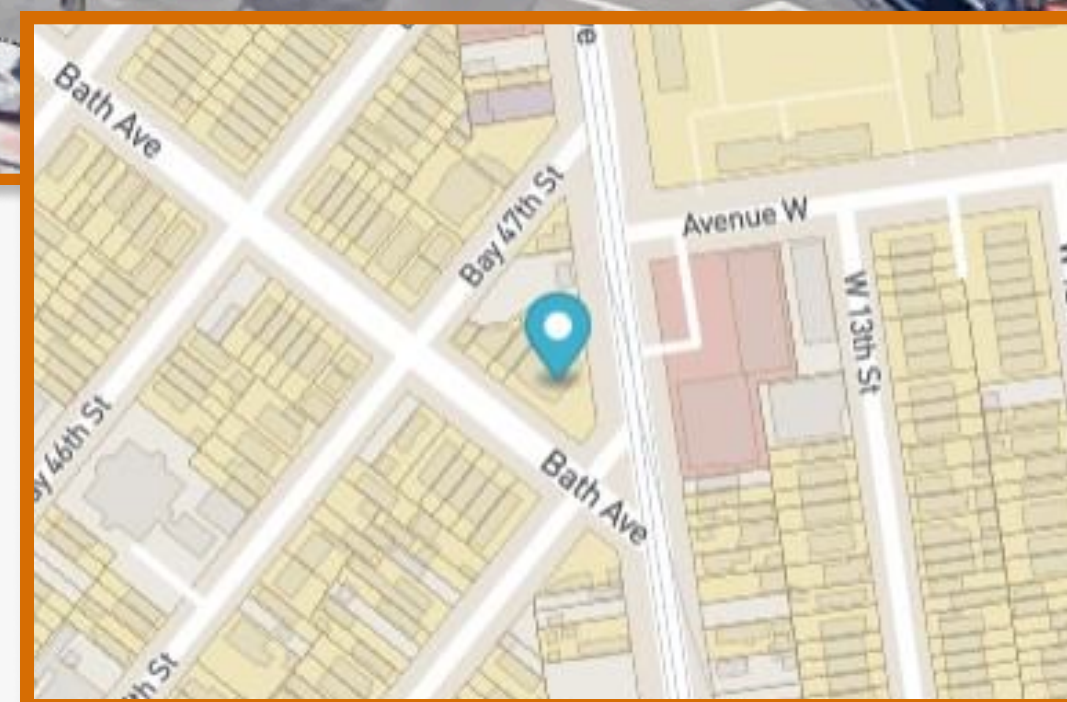
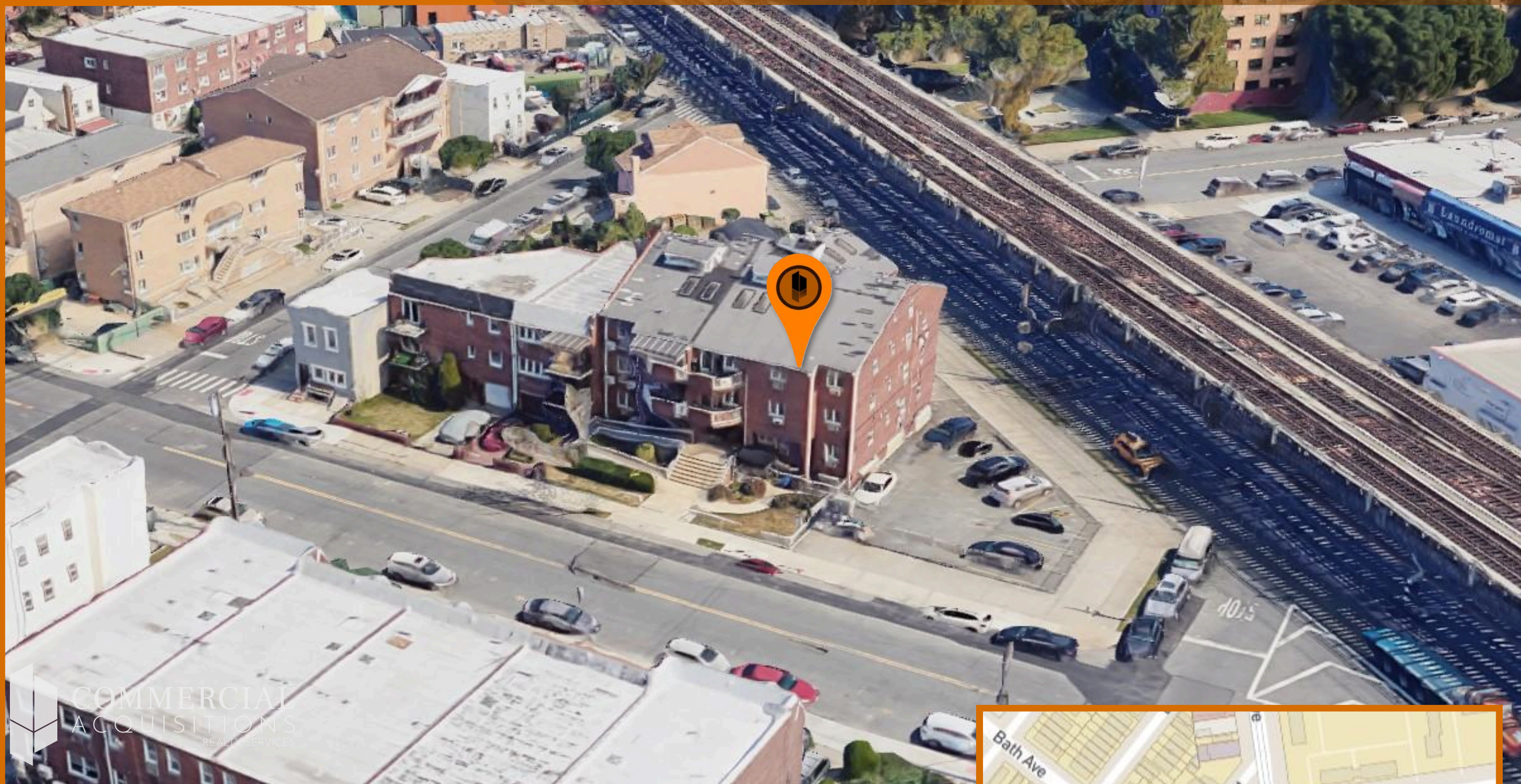
THIS CERTIFIES that the new—altered—existing—building—premises located at

2761 Bath Avenue Block 6887 Lot 1

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	On Ground						Boiler Room, Meter Room, Medical Offices
First	40		4	9	2	J-2	Four (4) Families
Second	40		4	10	2	J-2	Four (4) Families
Third	40		4	10	2	J-2	Four (4) Families
Attic	40			4			Bedrooms to be used in conjunction with apartments on the 3rd floor Accessory Off-Street Parking lot for Ten (10) Cars



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 ☎ 917.939.3760 ✉ 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.