



# OFFICE BUILDING FOR SALE

**ADDRESS**

**3057 CONEY ISLAND AVE, BROOKLYN, NY 11235**



## PROPERTY DETAILS

### LOCATION INFO

CONEY ISLAND AVE BTW.  
BRIGHTON 10TH PATH/  
BRIGHTON 10TH CT

**NEIGHBORHOOD**  
BRIGHTON BEACH

**BLOCK & LOT**  
08702-0092

**ZONING**  
R6

**LOT SIZE**  
40 FT X 45 FT

**BUILDING SIZE**  
45 FT X 40 FT

**PROPERTY TAX**  
\$28,975

## ASKING PRICE

**\$1,849,000.00**

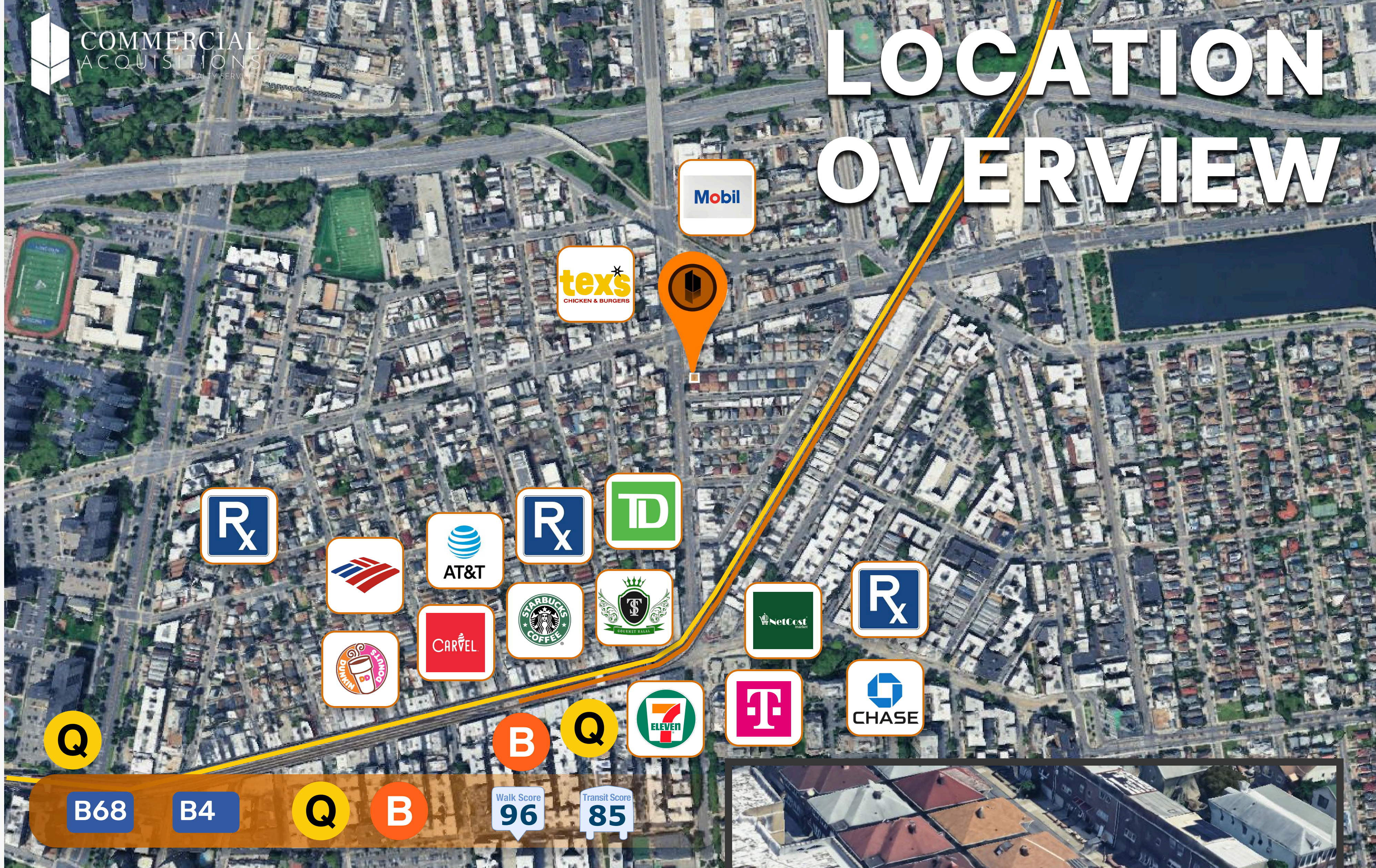
## CONTACT EXCLUSIVE BROKER

ARSEN ATBASHYAN  
917-939-3760  
ARSEN@COMMERCIALACQ.COM

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



# LOCATION OVERVIEW



3057 CONEY ISLAND AVE,  
BROOKLYN, NY 11235

## PROPERTY COMMENTS

- 45' FRONTAGE ON CONEY ISLAND
- LOWER LEVEL AND 1ST FL OFFICE
- GREAT BRANDING OPPORTUNITY
- HIGH TRAFFIC AREA
- CENTRAL A/C
- CLOSE TO PUBLIC TRANSPORTATION
- CLOSE ACCESS TO BELT PKWY
- SURROUNDED BY MAJOR BUSINESSES



SATELLITE VIEW

## NEIGHBOURING TENANTS & AMENITIES



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# 1ST FLOOR







## *Certificate of Occupancy*

**CO Number: 300593506F**

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.*

<b>A.</b>	<b>Borough:</b> Brooklyn	<b>Block Number:</b> 08702	<b>Certificate Type:</b> Final
	<b>Address:</b> 2 BRIGHTON 10 COURT	<b>Lot Number(s):</b> 92	<b>Effective Date:</b> 02/05/2002
	<b>Building Identification Number (BIN):</b> 3256963	<b>Building Type:</b> New	
<i>For zoning lot metes &amp; bounds, please see BISWeb.</i>			
<b>B.</b>	<b>Construction classification:</b> 2-B	(1968 Code)	
	<b>Building Occupancy Group classification:</b> E	(1968 Code)	
	<b>Multiple Dwelling Law Classification:</b> None		
	<b>No. of stories:</b> 1	<b>Height in feet:</b> 13	<b>No. of dwelling units:</b> 0
<b>C.</b>	<b>Fire Protection Equipment:</b> None associated with this filing.		
<b>D.</b>	<b>Type and number of open spaces:</b> None associated with this filing.		
<b>E.</b>	<b>This Certificate is issued with the following legal limitations:</b> None		
<b>Borough Comments:</b> 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	25	OG	E		4	MEDICAL OFFICES
001	25	60	E		4	MEDICAL OFFICES
END OF SECTION						

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