

# SPACE FOR LEASE

1938 CONEY ISLAND AVE. BROOKLYN NY, 11230



COMMERCIAL  
ACQUISITIONS  
REALTY SERVICES

ASKING PRICE

45/SF

TRANSPORTATION:



## LOCATION INFO

Brand new seven story construction in the heart of Midwood. This Class-A Coney Island Avenue location will boast on-site parking for up to thirty six vehicles. The wide Avenue provides optimal exposure for the ground floor and ample room for sign-age. Neighboring national tenants include: Mobile Gas, Dunkin Donuts, T-Mobile, Chase Bank, Staples, and many more.

ZONING: C8-2/OP    BLOCK/LOT: 06617-0045    NEIGHBORHOOD: MIDWOOD    SIZE AVAILABLE: 2,000 SF {DIVISIBLE}

## AVAILABLE SIZE BY FLOOR {DIVISIBLE}

3RD FLOOR - LEASED

4TH FLOOR - LEASED

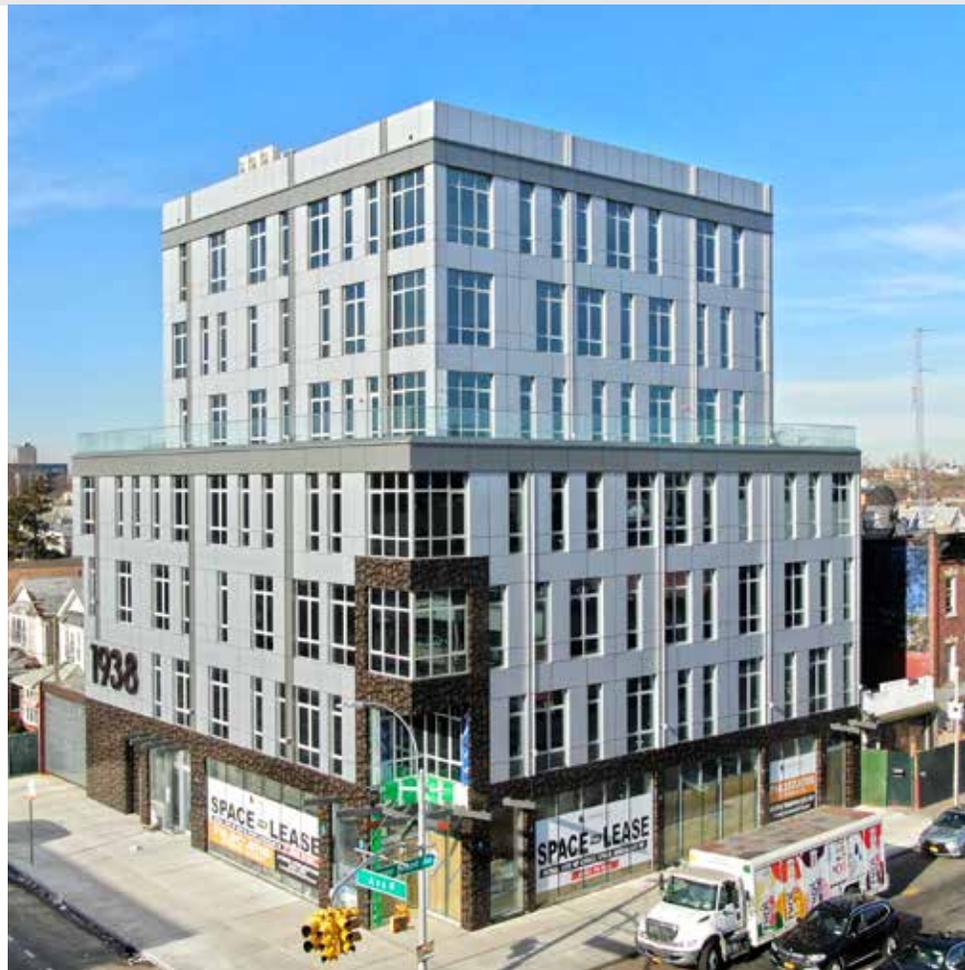
5TH FLOOR - LEASED

6TH FLOOR - LEASED

7TH FLOOR - 2,000 SF

OFFICE: \$45/SF

OCCUPANCY: IMMEDIATE



FOR MORE INFORMATION AND TO SCHEDULE A VIEWING PLEASE CONTACT: **ARSEN ATBASHYAN - 718.517.8700 EXT. 807**

**2500 CONEY ISLAND AVENUE, 2ND FLOOR, BROOKLYN, NY 11223**

OFFICE: 718.517.8700    CELL: 917.939.3760    FAX: 718.513.1889    EMAIL: [CAREALTYINC@GMAIL.COM](mailto:CAREALTYINC@GMAIL.COM)    WEB: [COMMERCIALACQ.COM](http://COMMERCIALACQ.COM)

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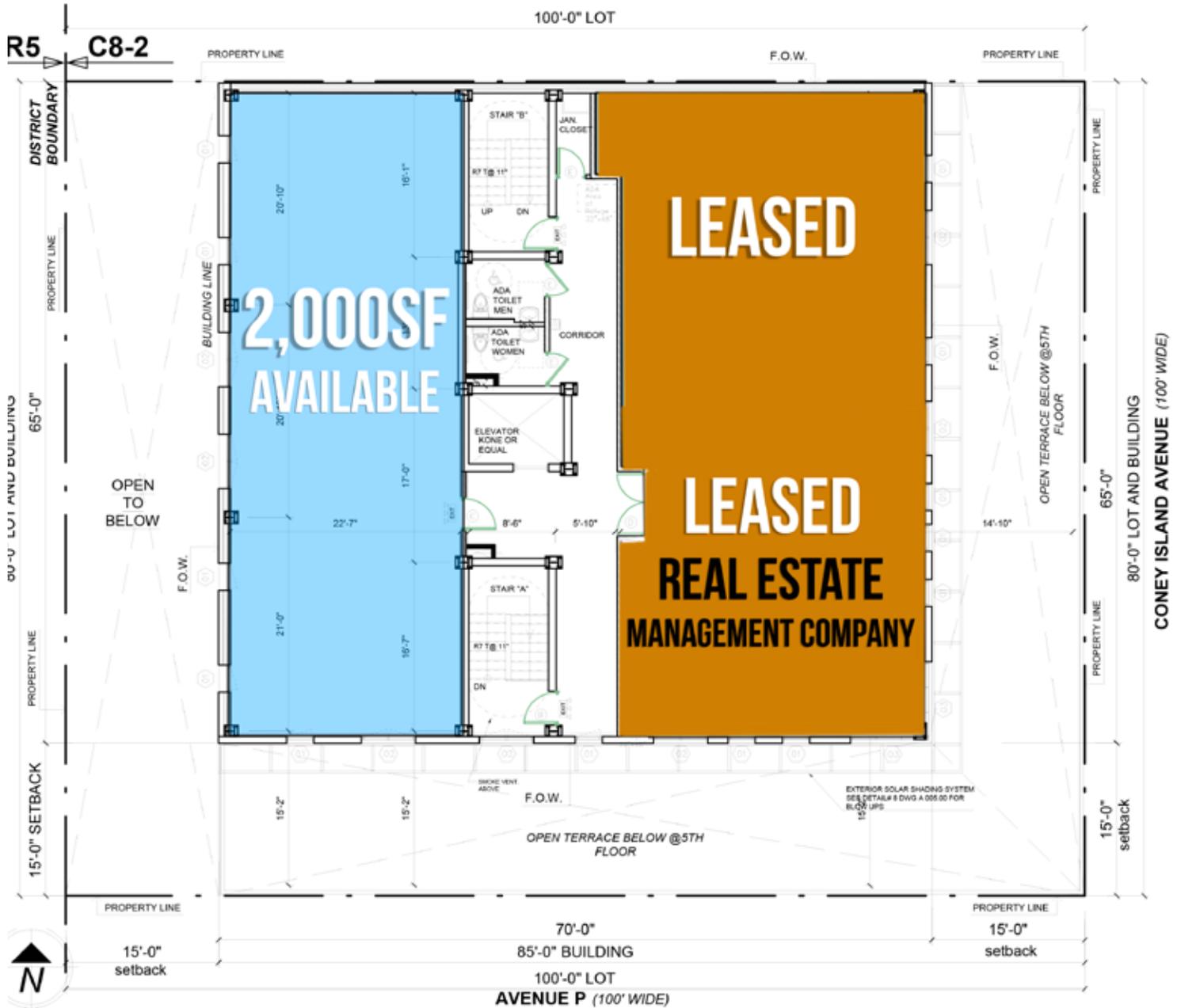


# SPACE FOR LEASE

1938 Coney Island Ave. Brooklyn NY, 11230



COMMERCIAL  
ACQUISITIONS  
REALTY SERVICES



**7th FLOOR PLAN**  
(Commercial offices)

**OCCUPANCY: IMMEDIATE**

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