

COMMERCIAL CONDO FOR SALE

2761 BATH AVENUE, B1-B2

BROOKLYN, NY 11214



COMMERCIAL
ACQUISITIONS
REALTY SERVICES



SCAN OR CLICK FOR A
3-D VIRTUAL TOUR



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

PROPERTY DETAILS

LOCATION INFO

BATH AVE & 28TH AVE

ZONING

R5

BLOCK & LOT

UNIT B1: 06887-1001

UNIT B2: 06887-1002

NEIGHBORHOOD

GRAVESEND

COMMENTS

- LOWER LEVEL OFFICES + 1 PARKING SPOT
- LOTS OF NATURAL LIGHT
- CENTRAL HVAC
- FINISHED KITCHENETTE AREA

TRANSPORTATION

B1 **B4** **B64** **B82**

D **F** **N** **Q**

Walk Score
87

Transit Score
100

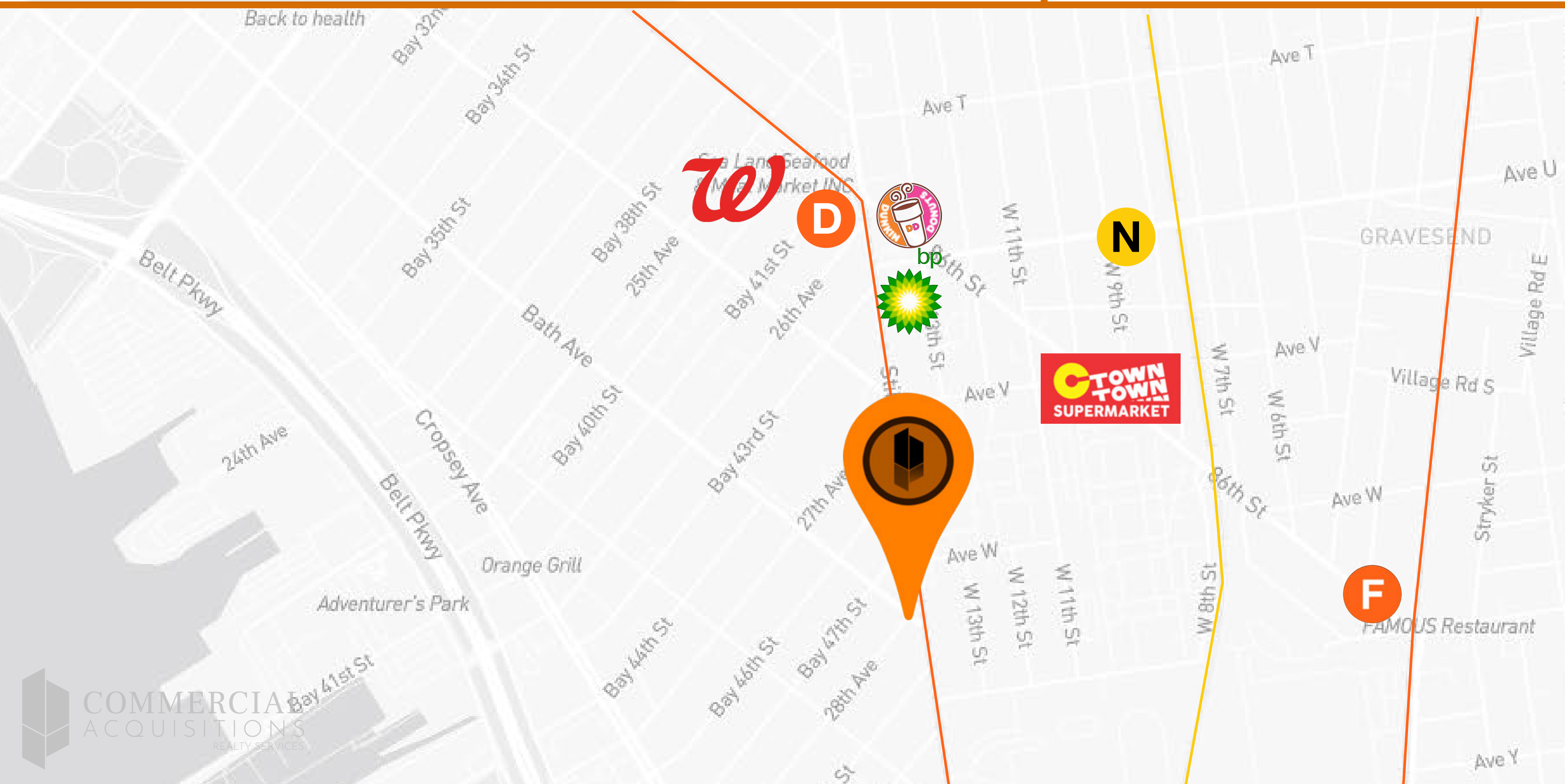
Bike Score
68

NEIGHBORHOOD TENANTS

- WALGREENS
- DUNKIN'
- C-TOWN
- BP
- PARKS
- SCHOOLS

ASKING PRICE
\$949,000

	Size	Taxes	Maintenance
UNIT B1	1,159 SF	\$9,931/Year	\$356/Month
UNIT B2	1,380 SF	\$10,041/Year	\$422/Month



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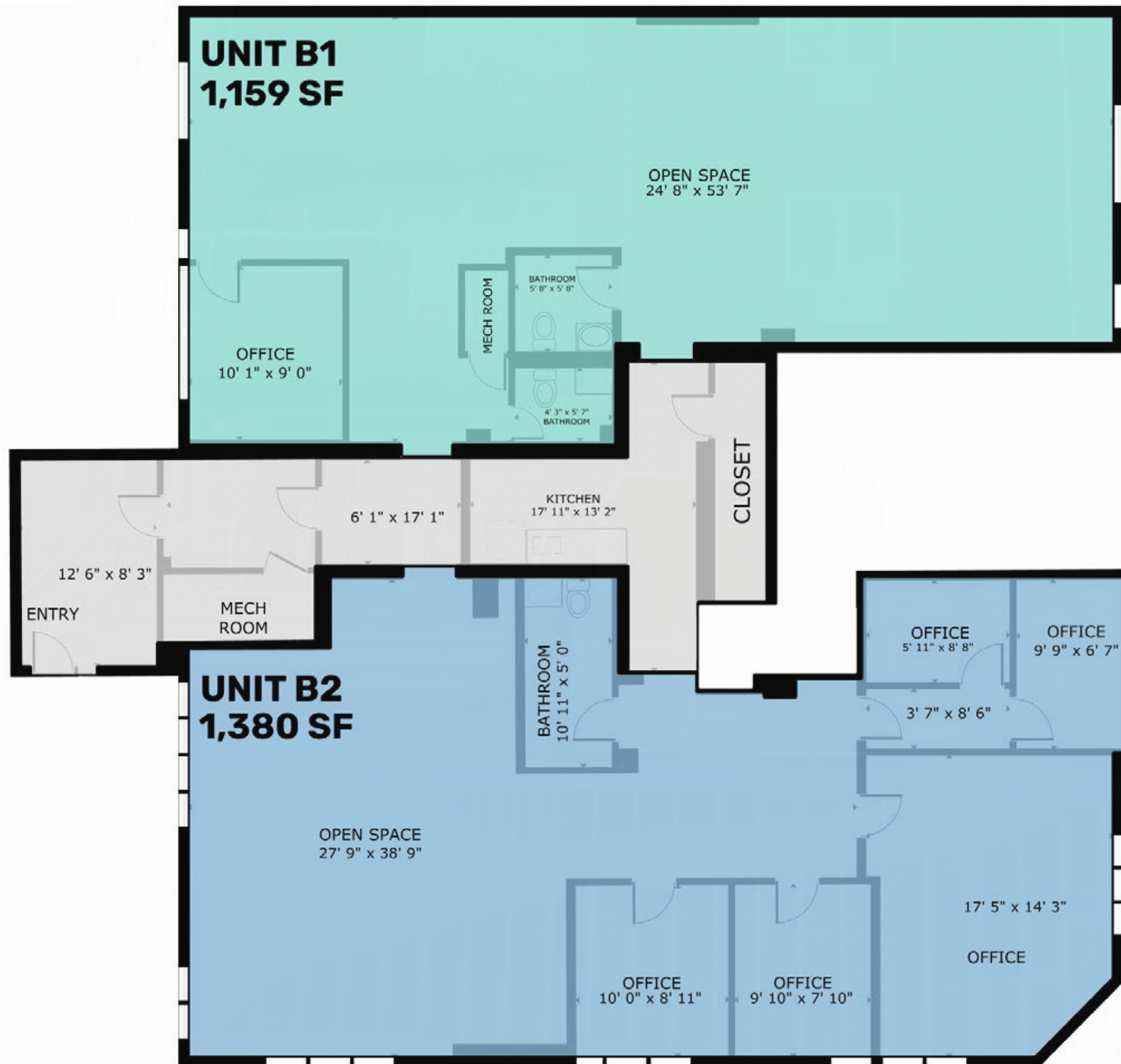


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2761 BATH AVENUE

BATH AVENUE

STILLWELL AVENUE



28TH AVENUE



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2761 BATH AVENUE

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 SLEEPING 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

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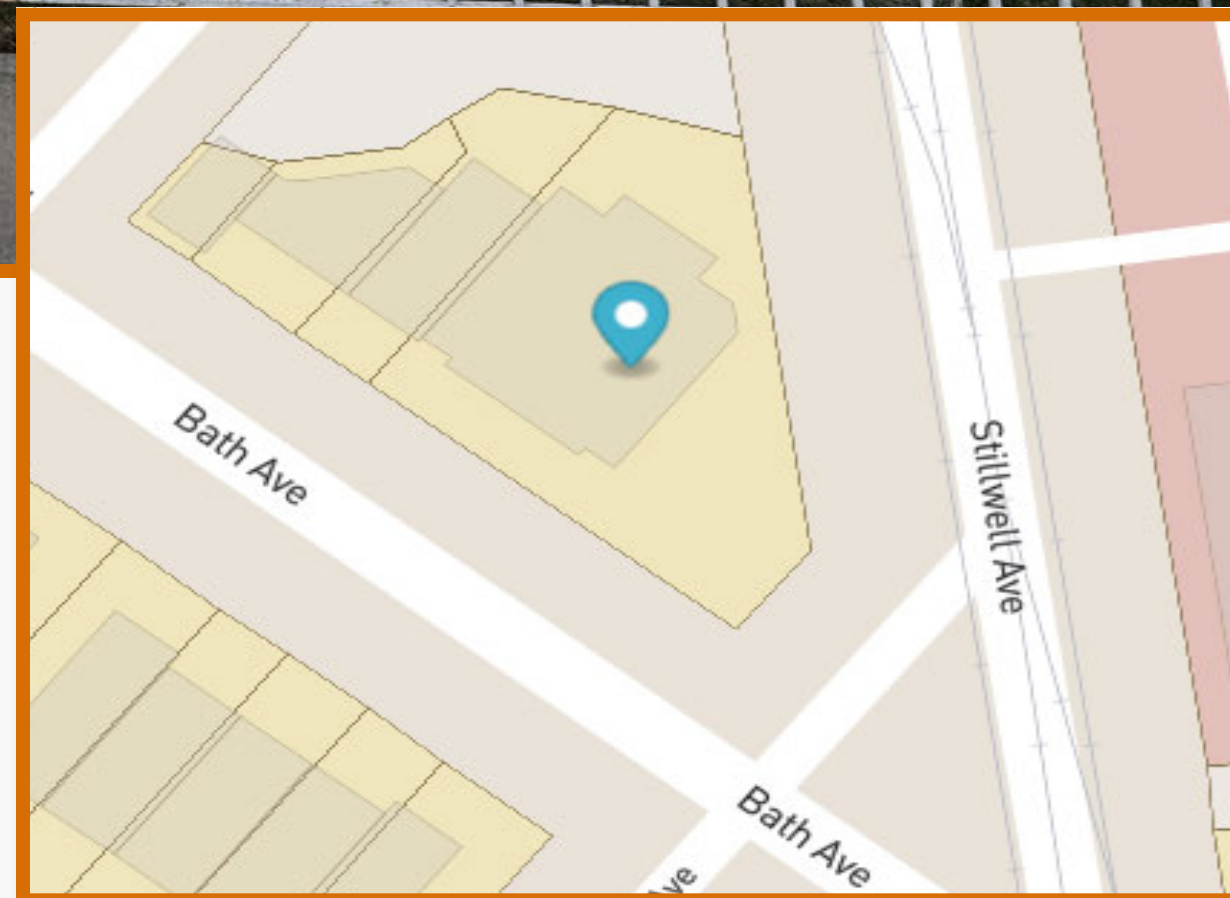
2761 BATH AVENUE



CONTACT EXCLUSIVE BROKER



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ARSEN@COMMERCIALACQ.COM



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