

RETAIL SPACE FOR LEASE

1083 BRIGHTON BEACH AVENUE, BROOKLYN NY 11235



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

PROPERTY DETAILS



NetCost
Cherry Hill gourmet

WISE bar & grill
INFINITI

bp
Mobil
Texs CHICKEN & BURGERS

NetCost
H&R BLOCK
W



HIGHLIGHTS

- 20 FT FRONTAGE ON BRIGHTON BEACH AVE, GREAT BRANDING OPPORTUNITY
- RETAIL SPACE WITH BASEMENT
- HIGH TRAFFIC AREA

STARBUCKS COFFEE
LOUISIANA POPEYES
AT&T
DUNKIN' DONUTS

verizon
Apple Bank

CHASE
7 ELEVEN
citibank

NEIGHBORING TENANTS

- NETCOST
- WALGREENS
- STARBUCKS
- DUNKIN' DONUTS
- POPEYES
- TASHKENT
- 7 ELEVEN
- T-MOBILE
- CHASE BANK

TRANSPORTATION

B1 B4 B49 B68

B F D N Q

Walk Score **97**

Transit Score **83**

1083 BRIGHTON BEACH AVENUE, BROOKLYN NY 112235

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PROPERTY PHOTOS - LOWER LEVEL



L
Spa LLC

1087

1087
Welcome

CERTIFICATE OF OCCUPANCY

of **BOROUGH OF Brooklyn**, THE CITY OF NEW YORK
 Date **OCT 15 1964** **189649**
CERTIFICATE OF OCCUPANCY

NO CHANGES OF USE OR OCCUPANCY NOT CONSISTENT WITH THIS CERTIFICATE SHALL BE MADE UNLESS FIRST APPROVED BY THE BOROUGH SUPERINTENDENT

This certificate supersedes C. O. No.

THIS CERTIFIES that the ~~new~~ altered ~~existing~~ premises located at **New Block 8715-Lot 31**
1083 Brighton Beach Avenue **Old Block 7516 Lot 2531**

That the zoning lot and premises above referred to are situated, bounded and described as follows:

BEGINNING at a point on the **North** side of **Brighton Beach Avenue**
 distant **40' 3 1/2"** feet West from the corner formed by the intersection of
Brighton Beach Avenue and **Brighton 13th Street**
 running thence **West 20' 1"** feet; thence **North 93' 6"** feet;
 thence **East 20' 1"** feet; thence **South 93' 6"** feet;
 running thence _____ feet; thence _____ feet;

to the point or place of beginning, conforms substantially to the approved plans and specifications, and to the requirements of the Building Code, the Zoning Resolution and all other laws and ordinances, and of the rules of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of Section 646c of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

~~Alter~~ Alt. No.— **476/1964** Construction classification— **Class 3 Non-Fireproof**
 Occupancy classification— **Class "A" Multiple Dwelling - New Law.** Height **3** stories, **32** feet.
 Date of completion— **Const. 10-1-64** Located in **C1 - 3 in B 6** Zoning District.
 at time of issuance of permit. **Pl 9-16-64**

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals:
 and The City Planning Commission: } (Cylinder numbers to be inserted here)

PERMISSIBLE USE AND OCCUPANCY

Off-Street Parking Spaces _____
 Off-Street Loading Berths _____

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED	USE
Cellar	On Ground	-	Ordinary & Storage
First	75	-	Retail Store (Use Group 6)
Second	40	-	Two (2) Families
Third	40	-	Two (2) Families

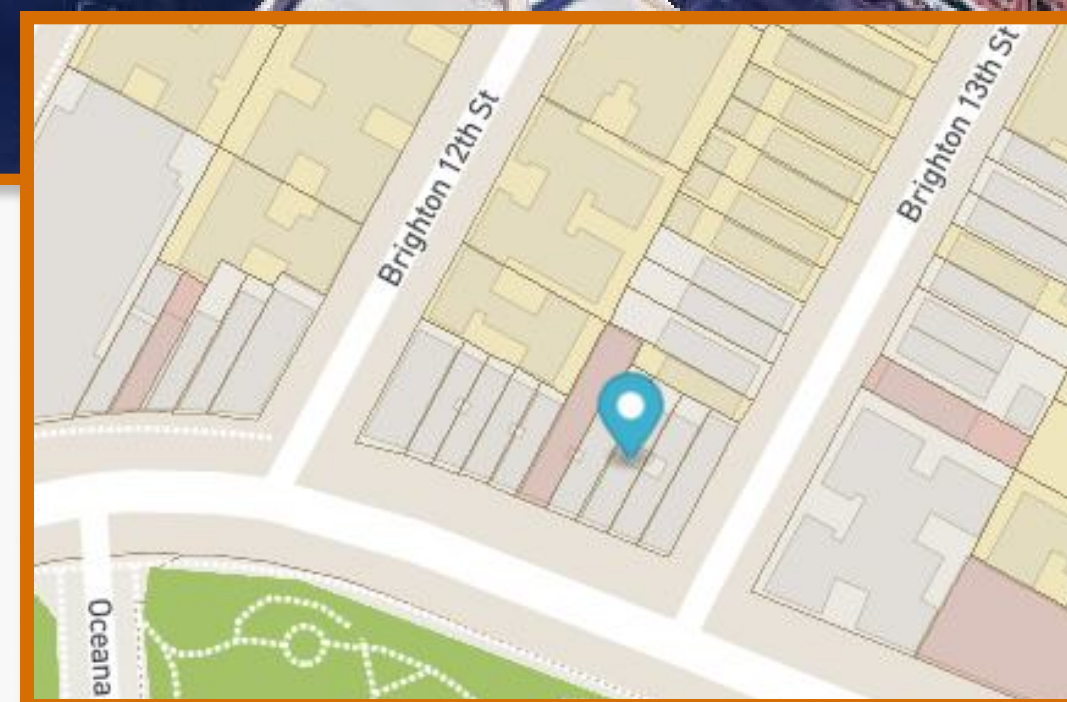
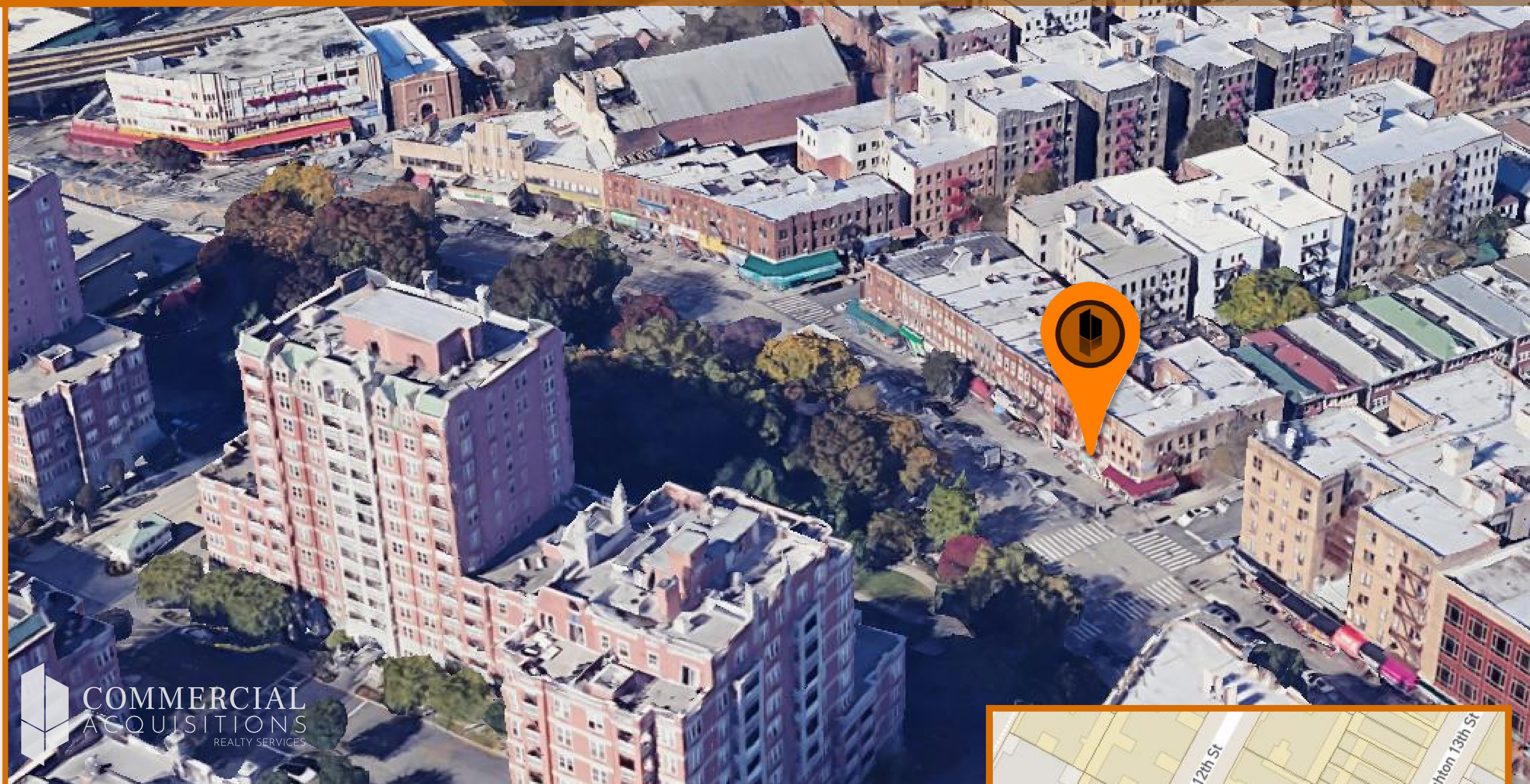
Total - Four (4) Families, Retail Store (Use Group 6)

Class "A" Multiple Dwelling - New Law.

Fire Department Account #0655369 Issued February 5, 1964 (Fuel Oil)

The issuance of this Certificate of Occupancy is predicated upon the final report of inspection made on September 30, 1964.





CONTACT EXCLUSIVE BROKER



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

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