

RETAIL FOR LEASE

1107 ROGERS AVENUE, BROOKLYN NY 11226



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

PROPERTY DETAILS

**SIZE: 1,800 SF STORE + 1,500 SF
BASEMENT**

1,100 SF OUTDOOR AREA AVAILABLE

11' CEILINGS

HIGH TRAFFIC AREA, PRIME LOCATION

STEPS FROM PUBLIC TRANSPORTATION

**RENTAL RATE : \$40 PSF/YEAR MODIFIED
GROSS**



NEIGHBORHOOD
FLATBUSH



BLOCK & LOT
5193-0001



ZONING
R6

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PROPERTY DETAILS



TRANSPORTATION

B8 B41 B44 B49

B

Q

Walk Score
93

Transit Score
92

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PROPERTY PHOTOS

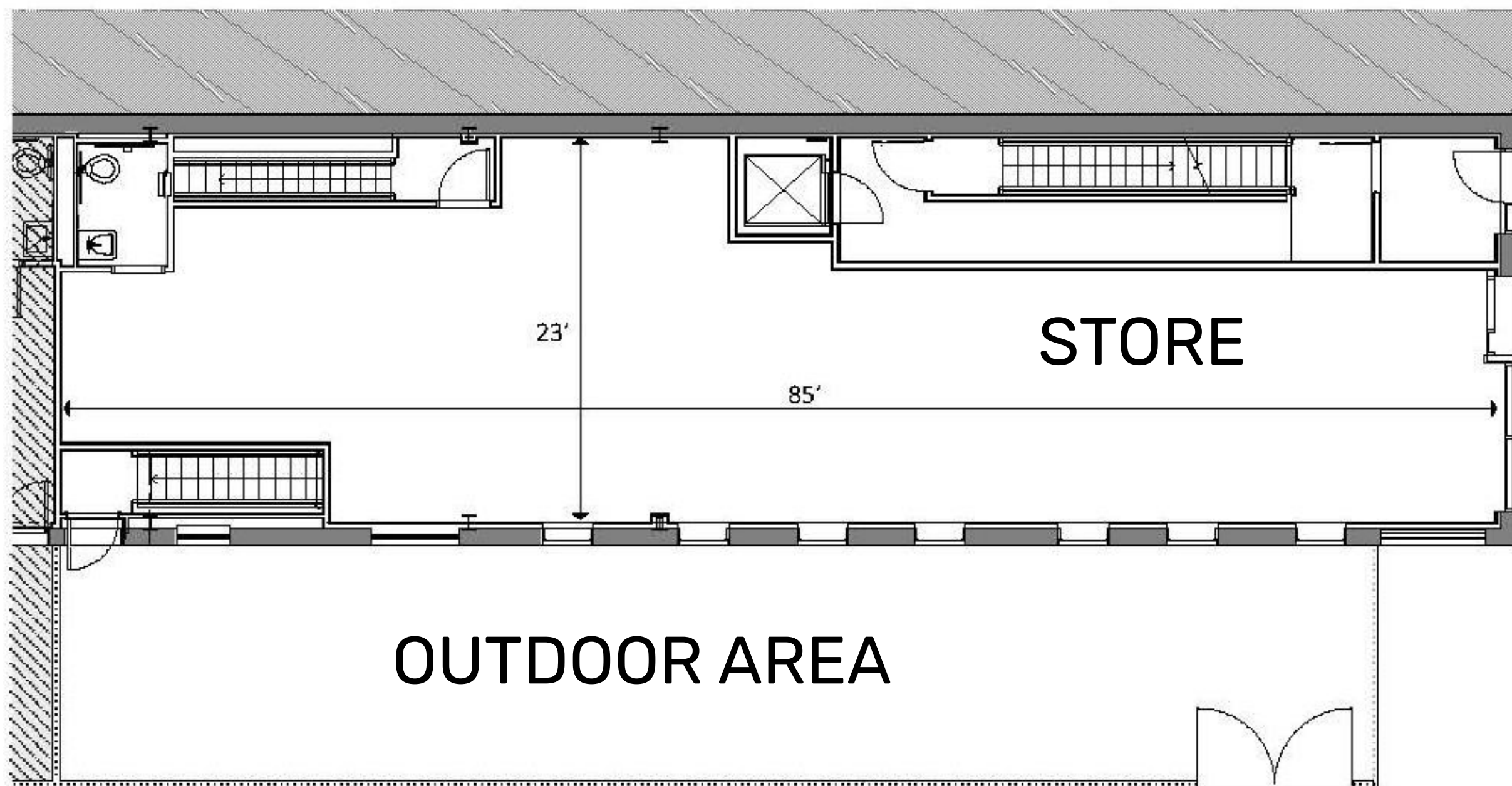


OUTDOOR AREA



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FLOOR PLAN



ROGERS AVENUE

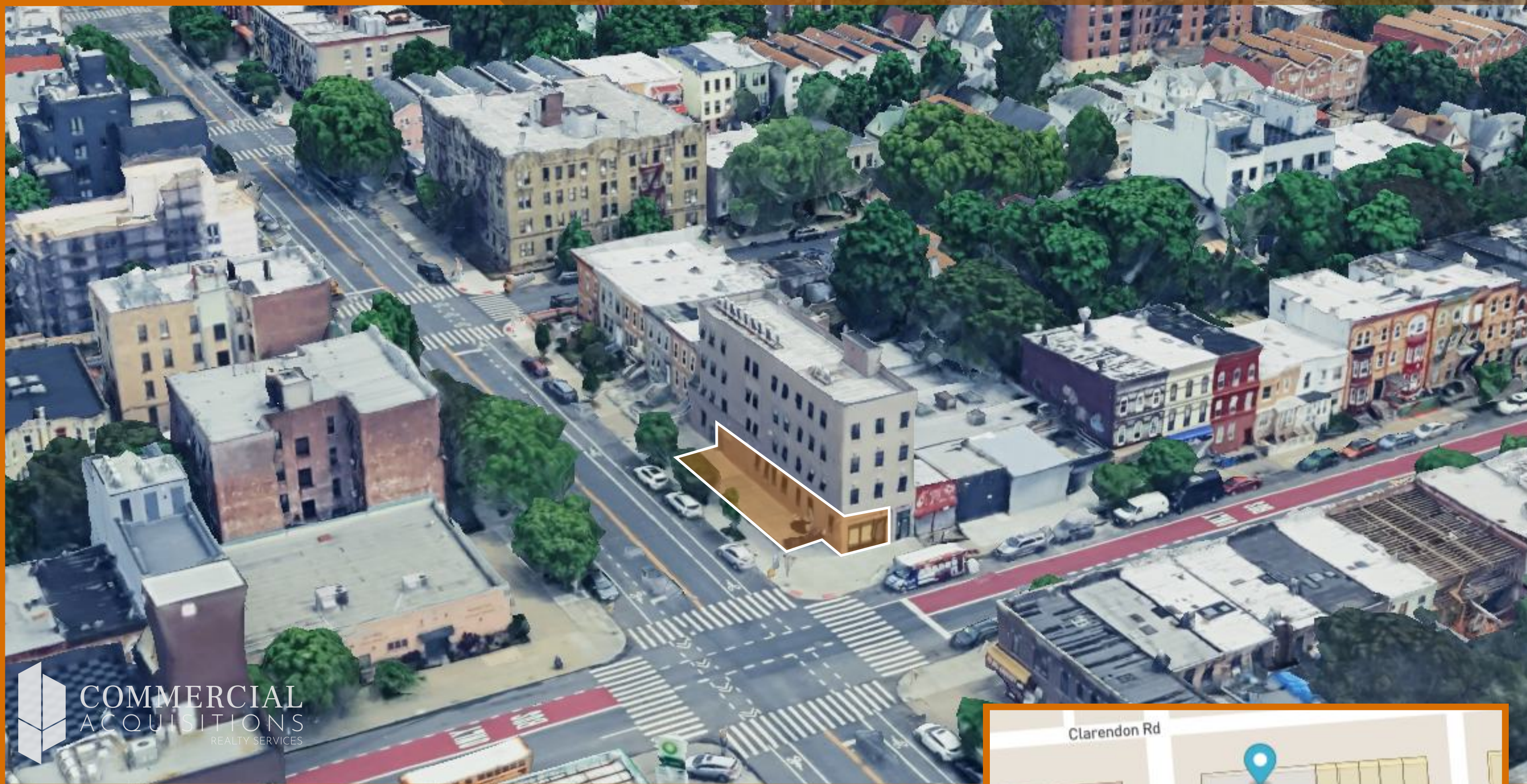
CLARENDON ROAD

CERTIFICATE OF OCCUPANCY



Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type
Cellar	M	N/A	OG	6		321384195	Final
Description of Use:	Retail Sales STORAGE		Exceptions:				
Cellar	R-2	N/A	OG	2		321384195	Final
Description of Use:	Apartment House MECHANICAL ROOMS, ELECTRIC METER ROOM, ELEV. MACHINE RM		Exceptions:				
Floor 1	M	55	75	6		321384195	Final
Description of Use:	Retail Sales STORE		Exceptions:				
Floor 1	B	3	75	4		321384195	Final
Description of Use:	Business and Service DOCTOR OFFICE		Exceptions:				
Floor 2	R-2	N/A	40	2	2	321384195	Final
Description of Use:	Apartment House TWO (2) APARTMENTS		Exceptions:				



CONTACT EXCLUSIVE BROKER



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

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