

MEDICAL BUILDING FOR SALE

2912 AVENUE X

BROOKLYN, NY 11235



COMMERCIAL
ACQUISITIONS
REALTY SERVICES



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

PROPERTY DETAILS

LOCATION INFO

BTW E 29 ST & NOSTRAND AVE

LOT SIZE

30 FT X 100 FT

BUILDING SIZE

1ST FLOOR: 1,800 SF

LOWER LEVEL: 1,800 SF

TAX

\$10,396

INSURANCE

\$3,000

ASKING PRICE

~~\$1,350,000~~ \$1,199,000

NEIGHBORHOOD

SHEEPSHEAD BAY

POSSESSION

IMMEDIATE

BLOCK & LOT

07422-1005

ZONING

R4

COMMENTS

- FREE STANDING BUILDING
- BUILT OUT MEDICAL OFFICES
- SEPARATE UTILITIES FOR 2 UNITS
- GREAT SIGNAGE OPPORTUNITY
- AMAZING OPPORTUNITY FOR OWNER/ USER OR INVESTOR

TRANSPORTATION

B36

B44

B44-SBS

BM3

B

Q

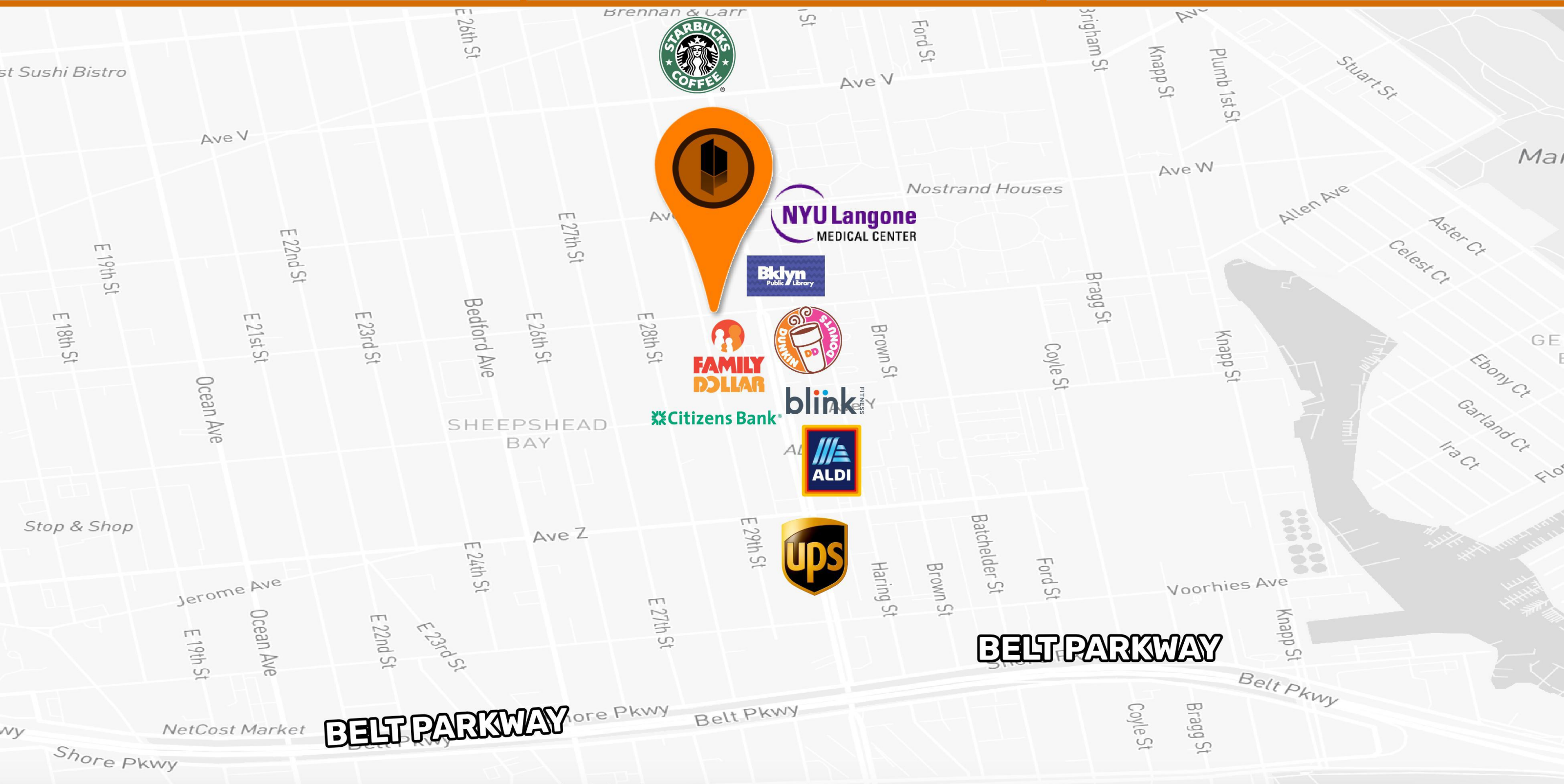
Walk Score
91

Transit Score
73

Bike Score
64

NEIGHBORHOOD TENANTS

- NYU LANGONE
- DUNKIN'
- ALDI
- FAMILY DOLLAR
- PHARMACIES
- RITE AID
- BLINK FITNESS
- CHASE BANK
- POST OFFICE
- LIBRARY



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DEPARTMENT OF HOUSING AND BUILDINGS

BOROUGH OF **BROOKLYN**, CITY OF NEW YORK

No. **180**

Date

APR 12 1956

CERTIFICATE OF OCCUPANCY

(Standard form adopted by the Board of Standards and Appeals and issued pursuant to Section 646 of the New York Charter, and Sections C.26-181.0 to C.26-187.0 inclusive Administrative Code 2.1.3.1. to 2.1.3.7. Building Code.)

This certificate supersedes C. O. No. **145051**

To the owner or owners of the building or premises:

THIS CERTIFIES that the ~~new~~ ^{new} ~~altered~~ ^{altered} ~~existing~~ ^{existing} building premises located at **2912 Avenue X, South East Corner of East 29th Street**

Block **7422** Lot **1001**

, conforms substantially to the approved plans and specifications, and to the requirements of the building code and all other laws and ordinances, and of the rules and regulations 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 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

N.B. of Alt. No. **9654/1955**

Construction classification—**non-fireproof**

Occupancy classification—**as stated below**
Scmstr. 4/5/56

. Height **2** stories, **19** feet

Date of completion—**Plumb. 4/6/56**

. Located in **Residence** Use District

D Area

. Height Zone at time of issuance of permit

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals: (Calendar numbers to be inserted here)

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
Cellar	Ground	9	9	18	doctors offices
First	50	9	9	18	doctors offices
		TOTAL - as stated above			

2912 AVENUE X



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CONTACT EXCLUSIVE BROKER



DENIS ABAYEV

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DENIS@COMMERCIALACQ.COM

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

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