

# MEDICAL CONDO FOR SALE

## 2752 OCEAN AVENUE

Brooklyn, NY 11229



COMMERCIAL  
ACQUISITIONS  
REALTY SERVICES



DENTAL GR  
CENTER FOR DENTAL IMPLANTS, COSMETIC DENTISTRY AND FACIAL ESTHETICS

ROMAN RAYHAM M.D.  
718.484.1022

NY PLASTIC S

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ROMAN RA  
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COMMERCIAL  
ACQUISITIONS

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

# SPACE DETAILS

**BETWEEN**  
Avenue W / Avenue X

**SIZE**  
2,380 SF

**ZONING**  
R7A

**TAXES**  
\$19,977

**MAINTENANCE**  
\$530 monthly

**PRICE**  
\$949,000

**NEIGHBORHOOD**  
Sheepshead Bay

**SPACE TYPE**  
Medical Condo

**BLOCK & LOT**  
07404-1201

### COMMENTS

- Built Out Medical Office
- Ground Floor & Lower Level
- Central Air & Heat
- Sprinkler System

### TRANSPORTATION

**B49** **B3** **BM3** **B** **Q**

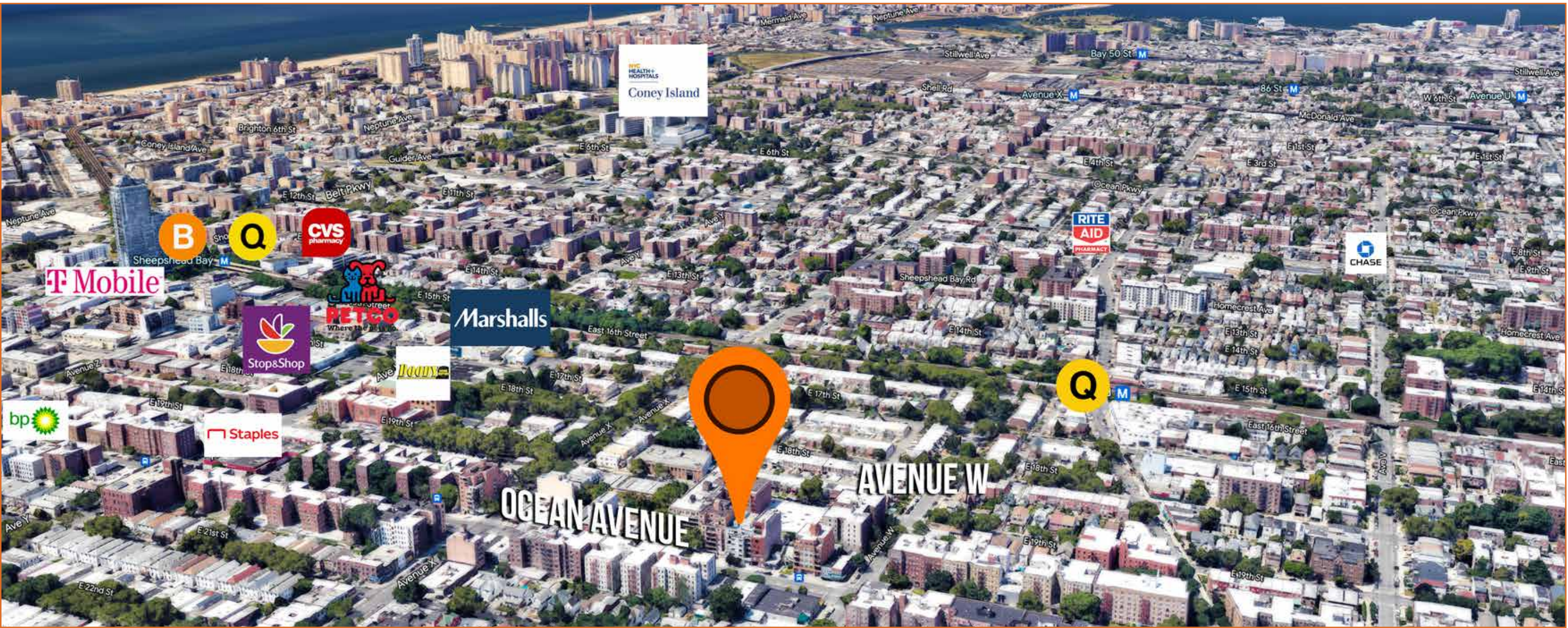
Walk Score  
**92**

Transit Score  
**98**

Bike Score  
**65**

### NEIGHBORING TENANTS

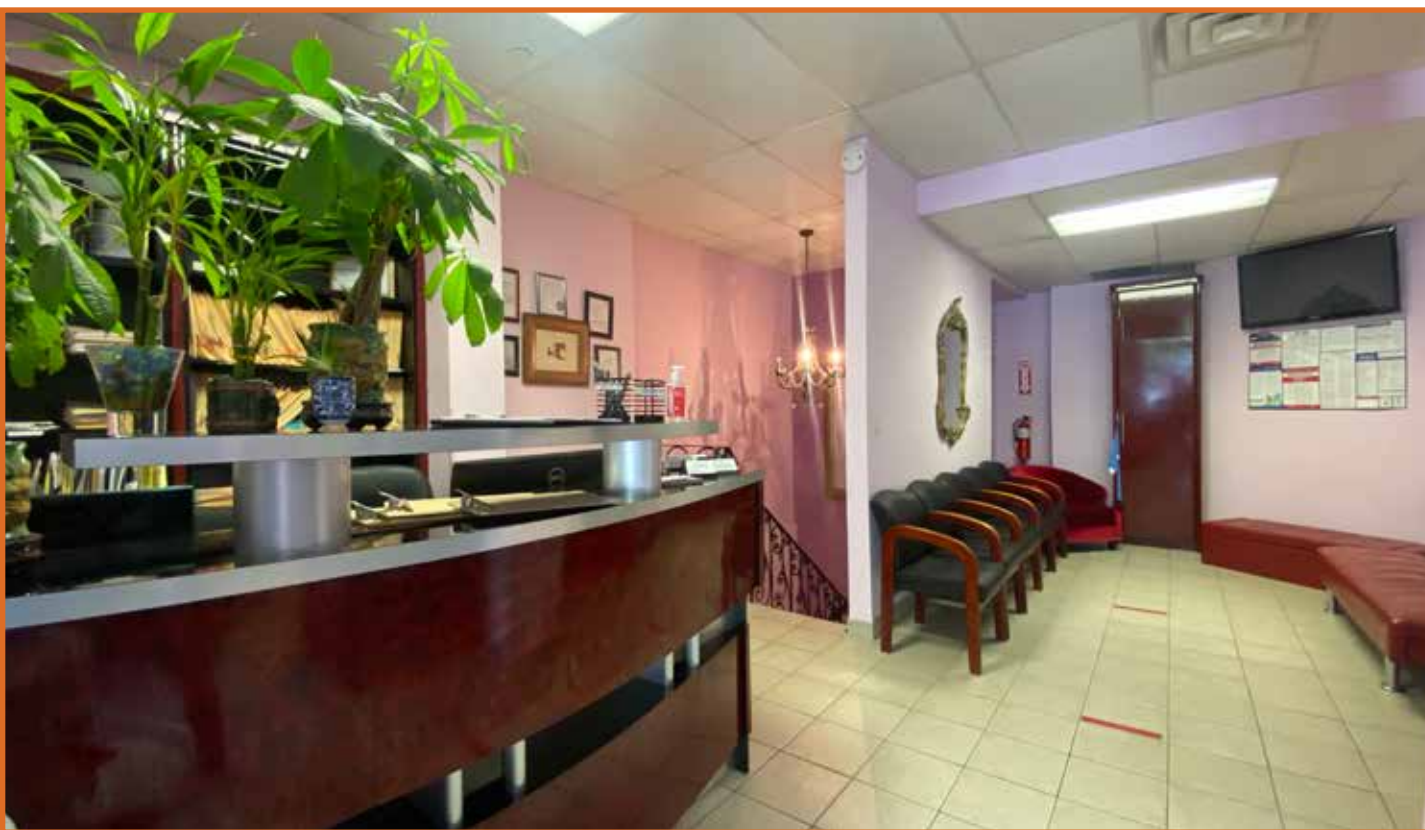
- Rite Aid
- Marshall's
- Stop & Shop
- CHASE
- Staples
- NetCost
- Dunkin
- Subway



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2752 OCEAN AVENUE

GROUND LEVEL



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## Certificate of Occupancy

**CO Number: 301641196F**

This certifies that the premises described herein 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. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

<b>A.</b>	<b>Borough:</b> Brooklyn	<b>Block Number:</b> 07404	<b>Certificate Type:</b> Final
	<b>Address:</b> 2752 OCEAN AVENUE	<b>Lot Number(s):</b> 16	<b>Effective Date:</b> 08/03/2016
	<b>Building Identification Number (BIN):</b> 3392744	<b>Building Type:</b> New	

*For zoning lot metes & bounds, please see BISWeb.*

<b>B.</b>	<b>Construction classification:</b> 1-D (1968 Code)
	<b>Building Occupancy Group classification:</b> J2 (1968 Code)
	<b>Multiple Dwelling Law Classification:</b> HAEA
	<b>No. of stories:</b> 6 <b>Height in feet:</b> 70 <b>No. of dwelling units:</b> 20

**C. Fire Protection Equipment:**  
Standpipe system, Sprinkler system

**D. Type and number of open spaces:**  
Parking spaces (18), Parking (5500 square feet)

**E. This Certificate is issued with the following legal limitations:**  
None

**Borough Comments:** None



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### Permissible Use and Occupancy

All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.

Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL	15	OG	E		4	LIMITED MEDICAL OFFICE AND UTILITY ROOM - ACCESSORY PARKING GARAGE 9 CARS
ME Z		40	J-2		2	CLASS "A" APARTMENTS, DUPLEX IN CONJUNCTION WITH 6TH FLOOR BELOW
001	8	100	E		4	LIMITED MEDICAL OFFICES, RESIDENTIAL LOBBY, ACCESSORY PARKING FOR 9 CARS.
002		40	J-2	4	2	4 CLASS "A" APARTMENTS
003		40	J-2	4	2	4 CLASS "A" APARTMENTS
004		40	J-2	4	2	4 CLASS "A" APARTMENTS
005		40	J-2	4	2	4 CLASS "A" APARTMENTS
006		40	J-2	4	2	4 CLASS "A" APARTMENTS DUPLEX IN CONJUNCTION WITH ABOVE MEZZANINE.
RO F		100	K			OPEN SPACE ACCESSORY RESIDENTIAL RECREATION AREA, MEDICAL OFFICES TOTAL: 20 CLASS "A" APTS, LIMITED & ACCESSORY PKG FOR 18 CARS SUBJECT TO COMMON DRIVEWAY PASSENGER CAR EASEMENT EXISTING WITH ADJOINING NEIGHBORING PROPERTIES - 2758 OCEAN AVE RECORDED UNDER REEL 8066 PAGE 294, 295, 296. AND WITH 2750 OCEAN AVE RECORDED UNDER REEL 8066 PG 204

END OF SECTION

# 2752 OCEAN AVENUE



COMMERCIAL  
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REALTY SERVICES



## CONTACT EXCLUSIVE BROKER

**ARSEN ATBASHYAN**

**DIRECT. 917.939.3760**

**Arsen@CommercialACQ.com**

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

**2500 CONEY ISLAND AVENUE, 2ND FLOOR, BROOKLYN, NY 11223 | 718.513.1889 | ARSEN@COMMERCIALACQ.COM | COMMERCIALACQ.COM**

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