

COMMERCIAL CONDO FOR SALE/LEASE

235 OCEAN PARKWAY, BROOKLYN NY 11218



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

PROPERTY DETAILS

5 COMMERCIAL CONDO UNITS

LOWER LEVEL: 4,130 SF

GROUND FLOOR: 710 SF

ADA ELEVATOR BUILDING

COMBINED PROPERTY TAXES: \$24,295/YEAR

COMBINED CAM: \$2,891/MONTH

ASKING PRICE: \$1,499,000

RENTAL RATE: \$25 PSF ANNUALLY



NEIGHBORHOOD
KENSINGTON



BLOCK & LOT
5339-7501



ZONING
R7A, R5, OP

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

LOCATION OVERVIEW



ExtraSpace Storage

BURGER KING
Mobil

W Carvel
W T

KFC
Shell
PARK FITNESS GYM

AutoZone

F

CVS pharmacy

OCEAN PARKWAY

TRANSPORTATION

B16 B35 B68 B103

B D F G Q

Walk Score 95
Transit Score 98

235 OCEAN PARKWAY, BROOKLYN NY 11218

NEIGHBORHOOD KENSINGTON BLOCK & LOT 5339-7501 ZONING R7A, R5, OP

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

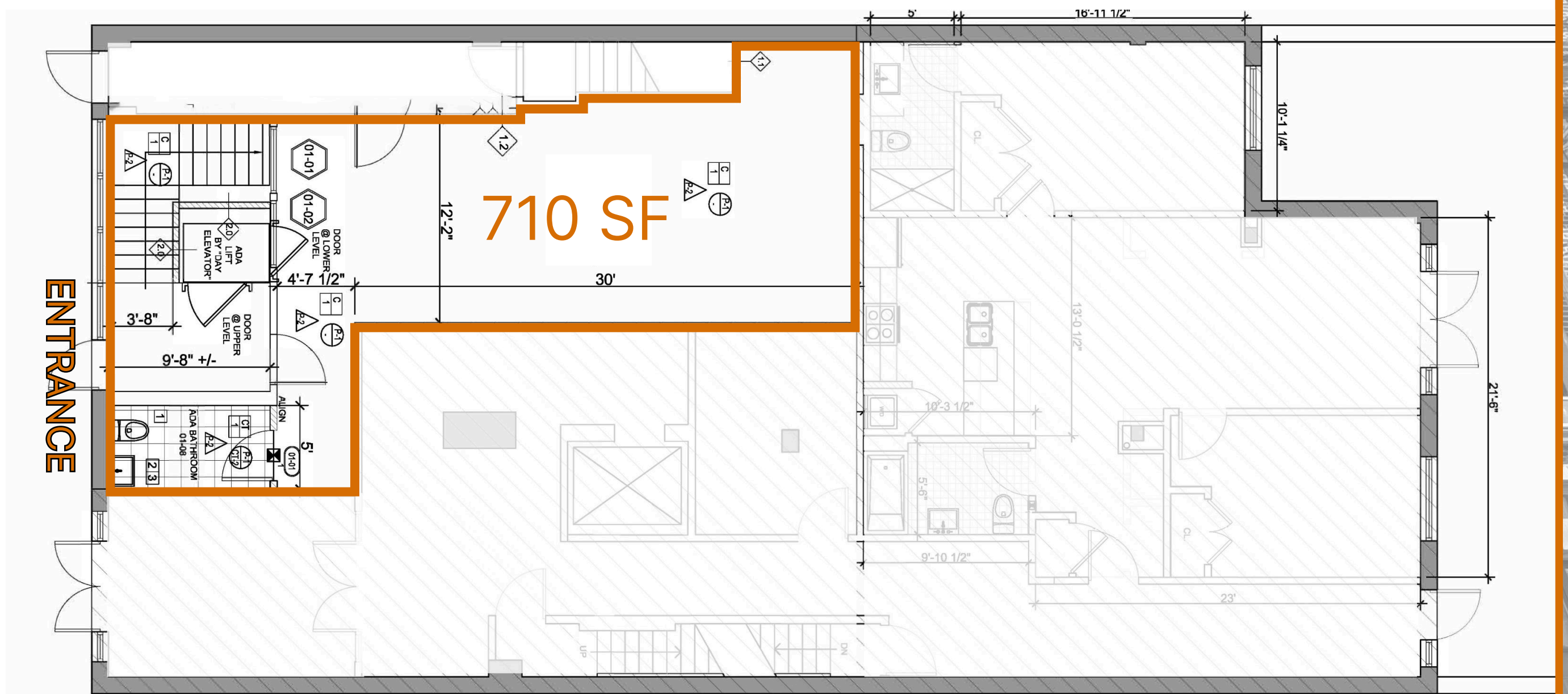
PROPERTY PHOTOS



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

GROUND FLOOR PLAN

OCEAN PARKWAY

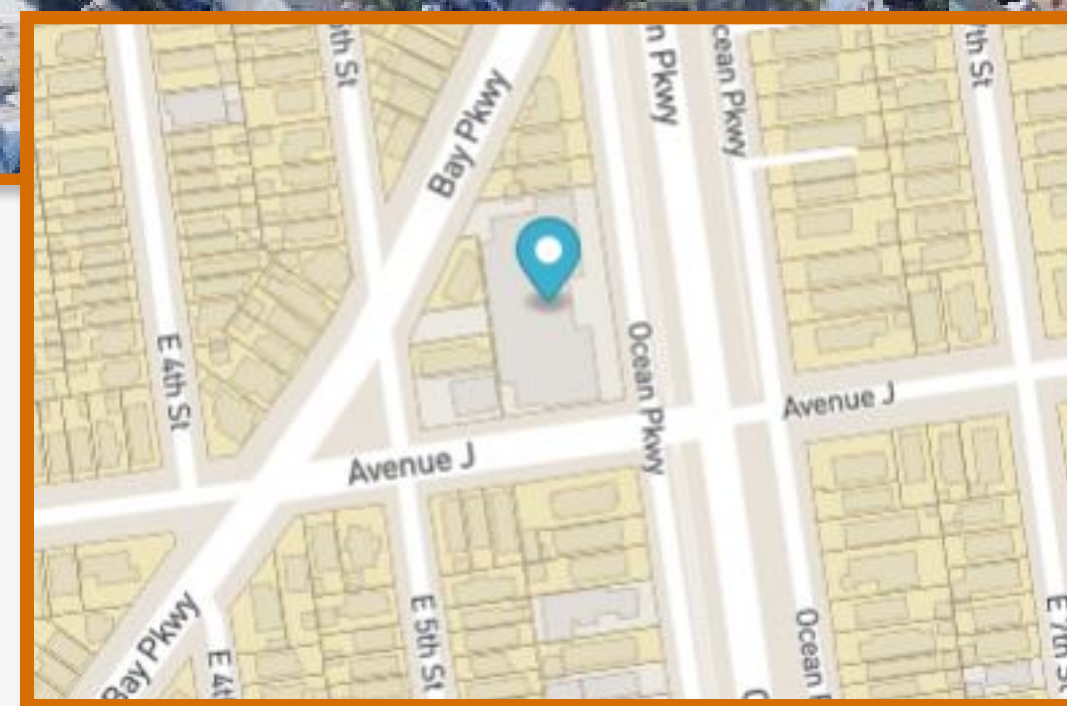
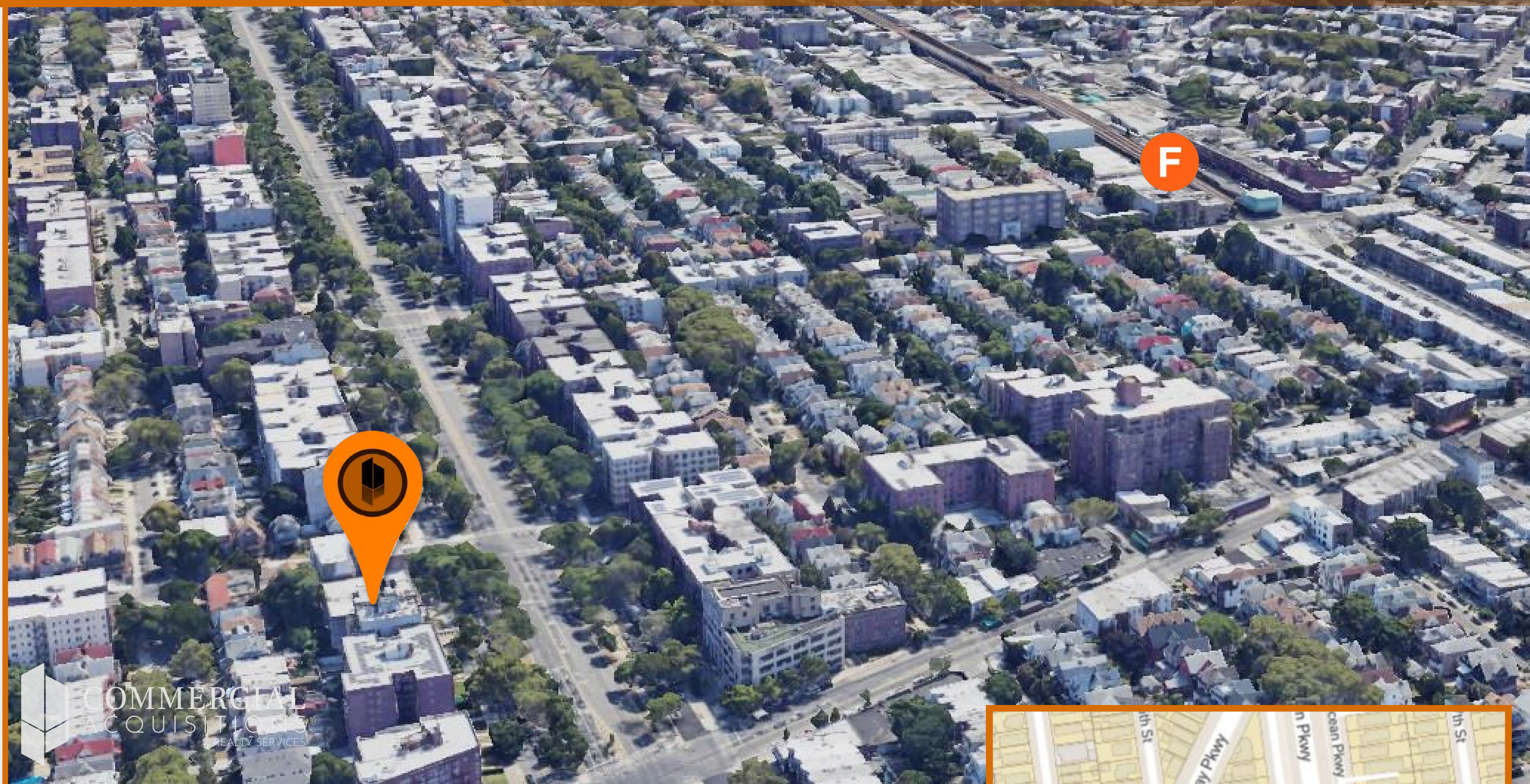


LOWER LEVEL FLOOR PLAN

OCEAN PARKWAY



4,130 SF



CONTACT EXCLUSIVE BROKER



ARSEN ATBASHYAN
CELL: 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 ☎ 917.939.3760 ✉ ARSEN@COMMERCIALACQ.COM 🌐 COMMERCIALACQ.COM

COMMERCIAL ACQUISITIONS INC. HAS MADE EVERY EFFORT TO OBTAIN THE INFORMATION REGARDING THESE LISTINGS FROM SOURCES DEEMED RELIABLE. HOWEVER, WE CANNOT WARRANT THE COMPLETE ACCURACY THEREOF SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE. WE RECOMMEND TO THE BUYER THAT ANY INFORMATION, WHICH IS OF SPECIAL INTEREST, SHOULD BE OBTAINED THROUGH INDEPENDENT VERIFICATION. ALL MEASUREMENTS MAY BE APPROXIMATE.