

# STORE FOR LEASE

2102 AVENUE Z, BROOKLYN NY 11235



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

# PROPERTY DETAILS

**SIZE: 800 SF AVAILABLE**

**NEW BUILDING CONSTRUCTED IN 2021**

**PRIME CORNER LOCATION, GREAT  
BRANDING OPPORTUNITY**

**46' TOTAL FRONTAGE**

**10,000 AVG DAILY TRAFFIC ON AVENUE Z**

**RENTAL RATE : \$4,200/MONTH**



**NEIGHBORHOOD**  
SHEEPSHEAD BAY



**BLOCK & LOT**  
7441-0371



**ZONING**  
R4

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# LOCATION OVERVIEW



**TRANSPORTATION**

**2102 AVENUE Z, BROOKLYN NY 11235**

# PROPERTY PHOTOS



# CERTIFICATE OF OCCUPANCY



## Permissible Use and Occupancy

FLOOR	Occ Group	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type	Exceptions
Floor Number(s) - 1	B	40	6A	0	320958308-01	Final	
Description of Use :Business and Service : RETAIL SPACE					Maximum Person Permitted:0		
Floor Number(s) - 1	S-2	OG	6F	0	320958308-01	Final	
Description of Use :Parking Garage : PARKING FOR (6) SIX OFF STREET PARKING SPACES.					Maximum Person Permitted:12		
Floor Number(s) - 2	B	40	6B	0	320958308-01	Final	
Description of Use :Business and Service : COMMERCIAL OFFICES					Maximum Person Permitted:0		
Floor Number(s) - 3	B	40	4A	0	320958308-01	Final	
Description of Use :Ambulatory Health Facility : AMBULATORY OFFICES					Maximum Person Permitted:0		
Roof	U	40	6F	0	320958308-01	Final	
Description of Use :Tanks / Towers : TWO (2) ELEVATOR BULKHEADS, ELEVATOR ROOM AND AC UNITS					Maximum Person Permitted:0		

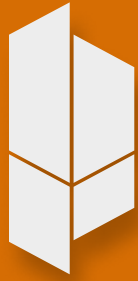
**CofO Comments:** "THESE PREMISES HAVE BEEN DECLARED ONE ZONING LOT CONSISTING OF TAX LOT #371 AND SUBJECT TO SECTION 12-10 OF THE ZONING RESOLUTION RECORDED AT THE CITY REGISTER'S OFFICE UNDER CRFN #2014000102208, 2014000102209

Borough Commissioner



Commissioner





COMMERCIAL  
ACQUISITIONS  
REALTY SERVICES

# CONTACT US



## CONTACT EXCLUSIVE BROKER



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