

# COMMERCIAL CONDO FOR SALE/LEASE

8301 13TH AVENUE, BROOKLYN NY 11228



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



# PROPERTY DETAILS

**BRAND NEW BUILDING**

**OFFICE SPACE FOR SALE/LEASE**

**BUILT TO SUIT OPTION AVAILABLE**

**CENTRAL HVAC | ADA COMPLIANT**

**15 YEAR TAX ABATEMENT**

**UNIT 1**

**SIZE: 1,000 SF**

**FOR RENT**

**RENTAL RATE: \$3,000/MONTH**

**FOR SALE**

**MAINTENANCE: \$122/MONTH**

**RE TAXES: \$2,780/YEAR**

**ASKING PRICE: \$450,000**

**UNIT 2**

**SIZE: 1,300 SF**

**FOR RENT**

**RENTAL RATE: \$3,800/MONTH**

**FOR SALE**

**MAINTENANCE: \$159/MONTH**

**RE TAXES: \$3,614/YEAR**

**ASKING PRICE: \$585,000**



**NEIGHBORHOOD**  
DYKER HEIGHTS



**BLOCK & LOT**  
6309-0007

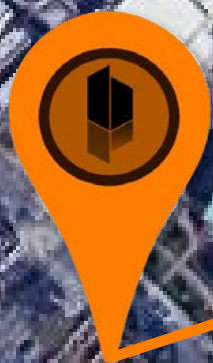
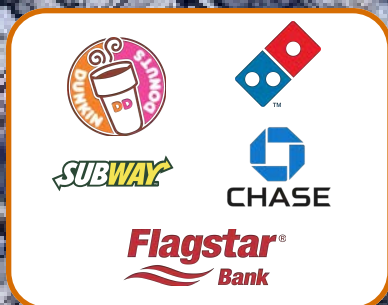


**ZONING**  
R5B

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# PROPERTY DETAILS



**TRANSPORTATION**

B4      B64

D      N      R

Walk Score **92**      Transit Score **82**

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# UNIT 1 PHOTOS



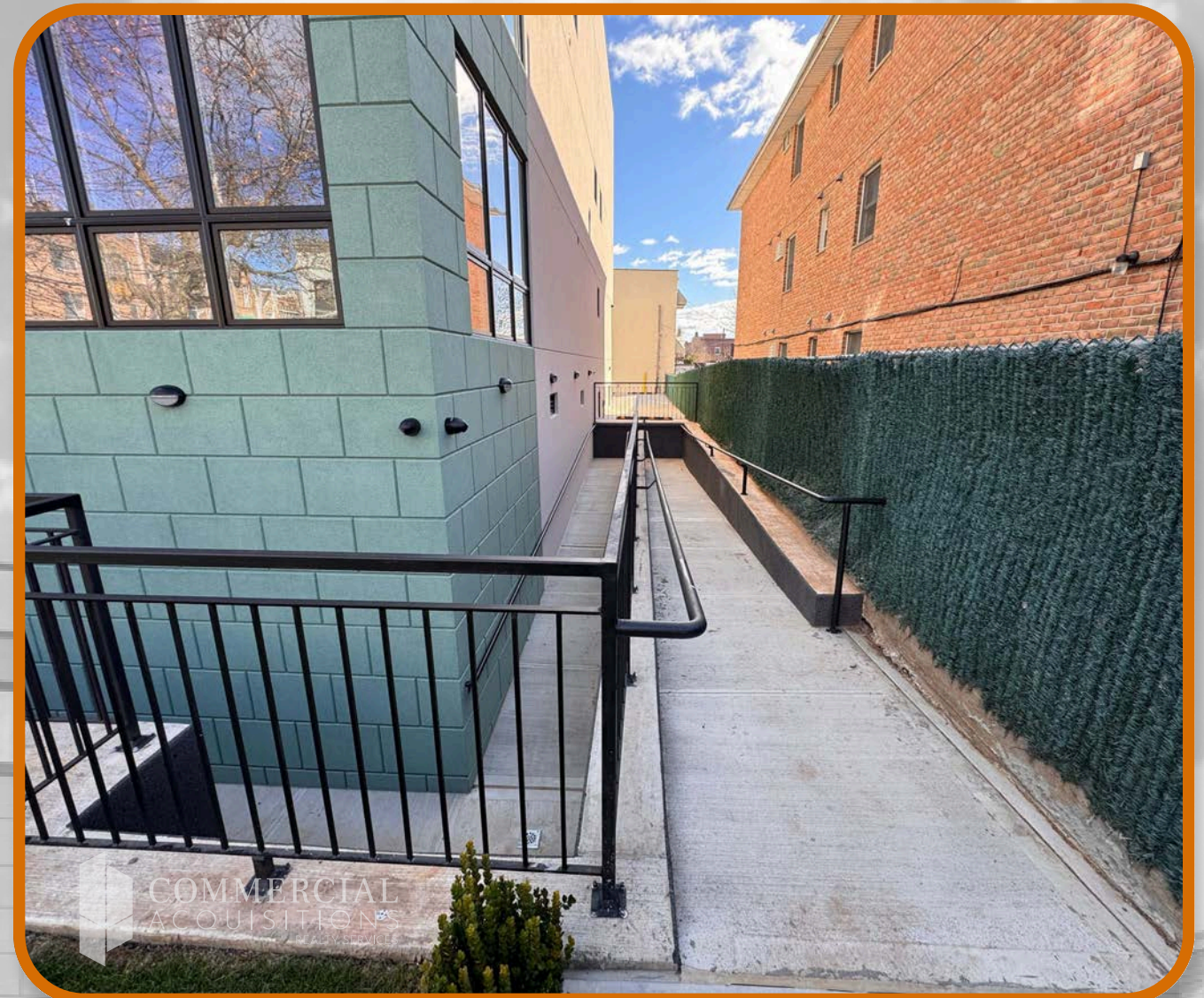


# UNIT 2 PHOTOS





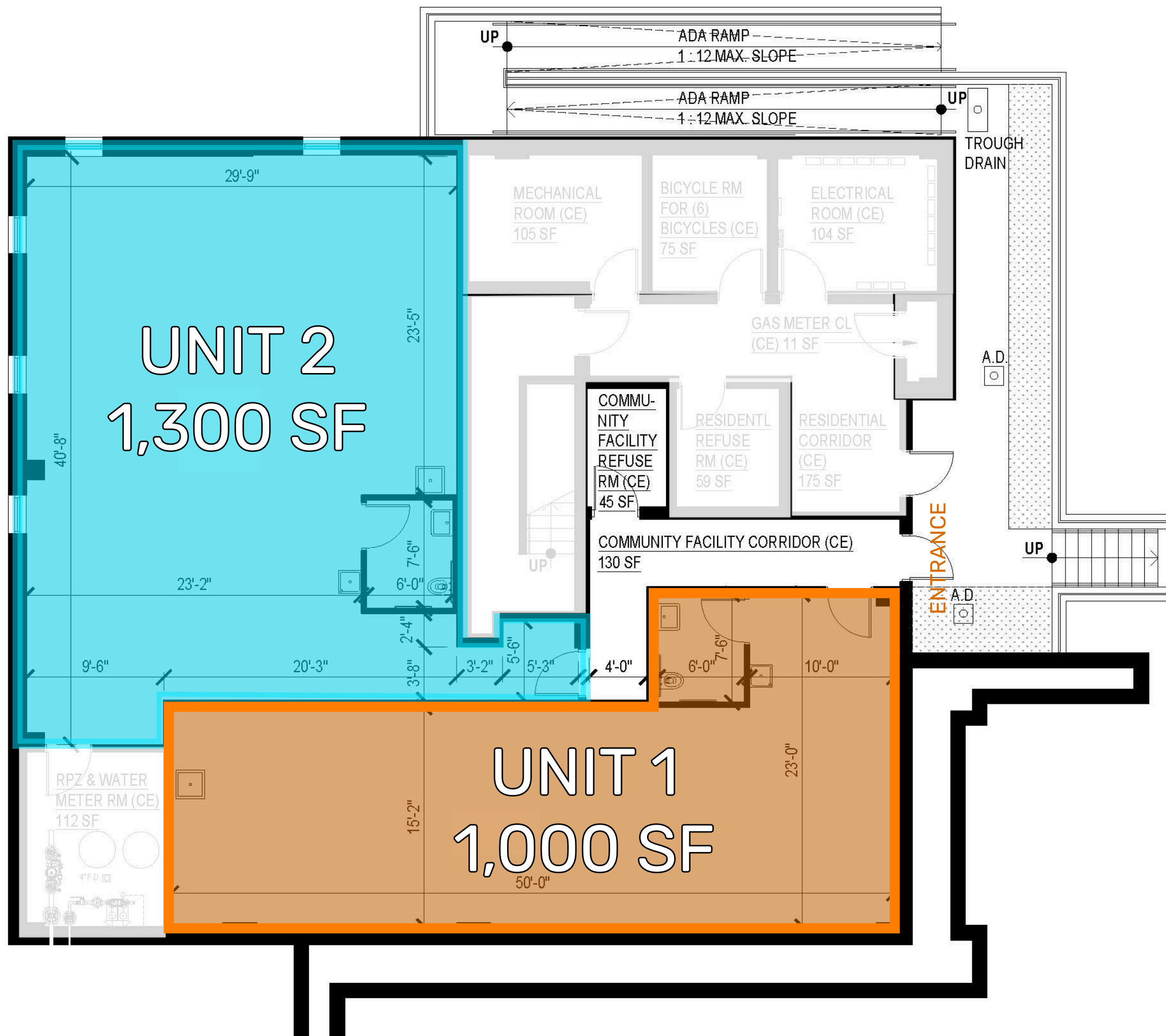
# EXTERIOR PHOTOS





# FLOOR PLAN

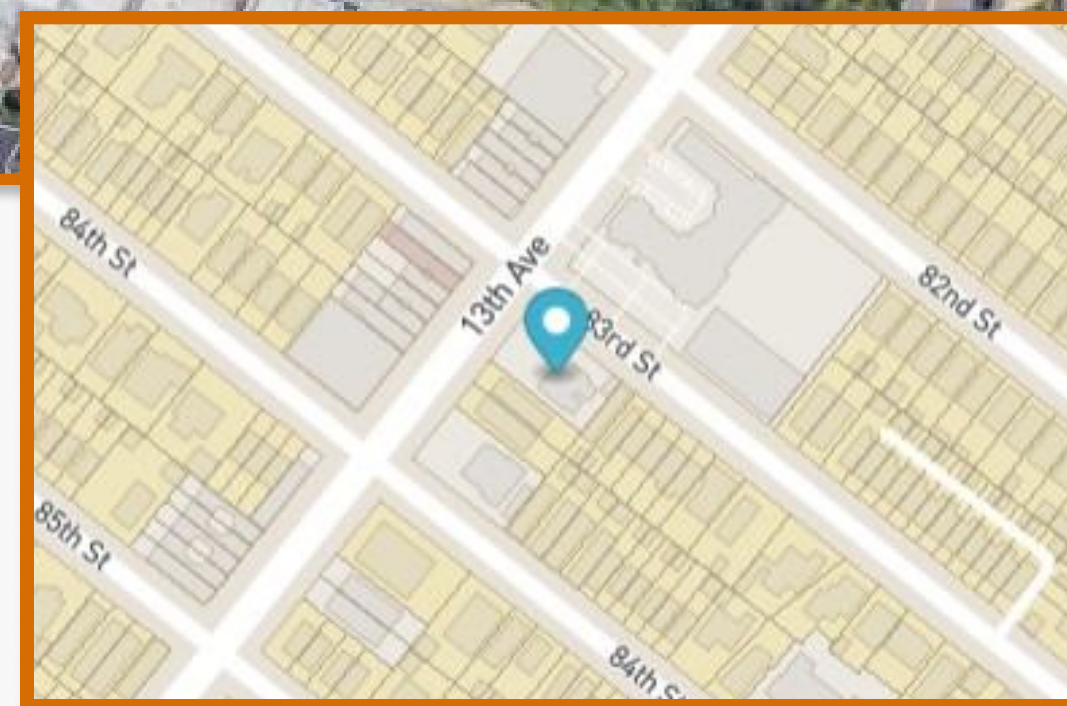
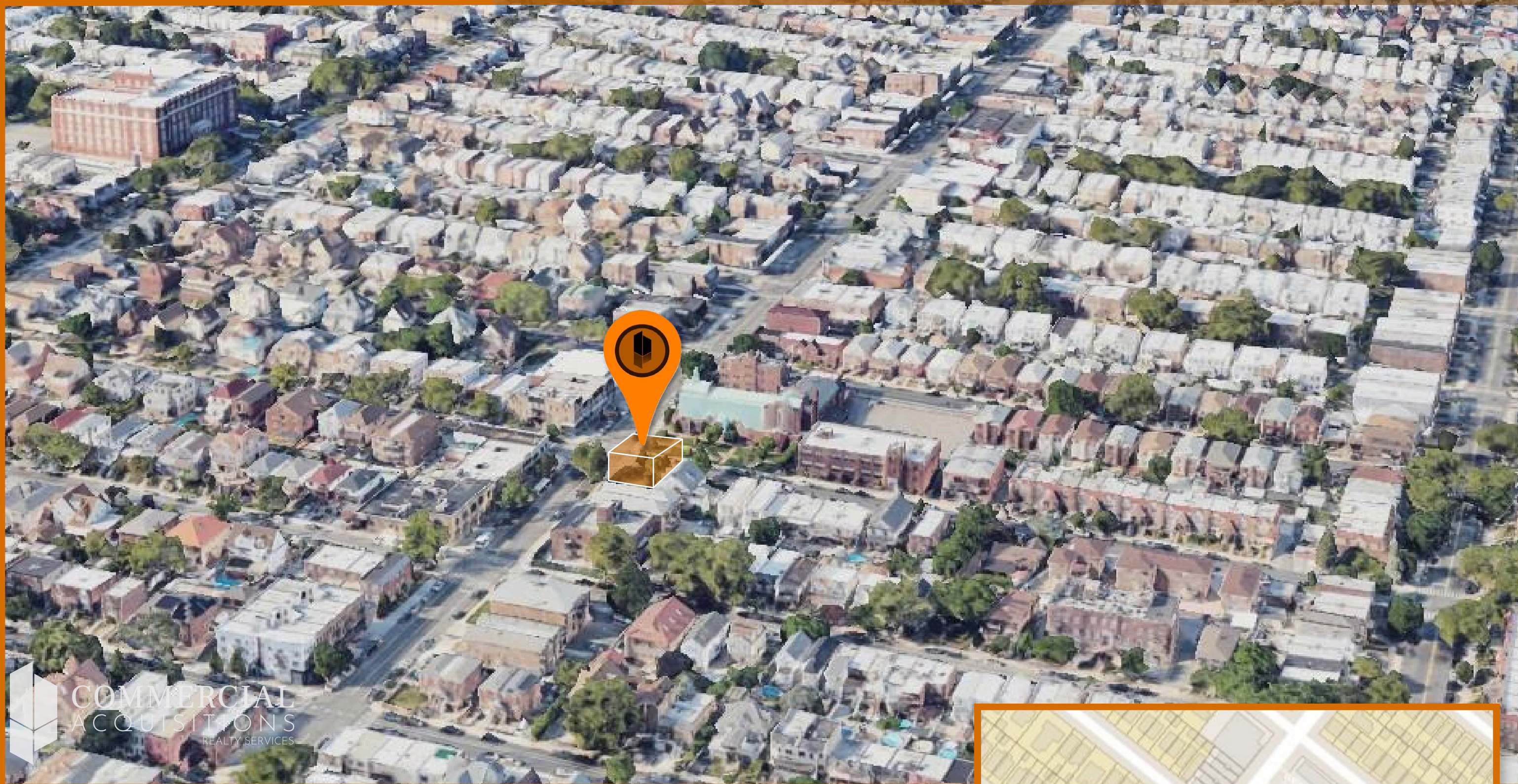
PARKING LOT



13TH AVENUE

83RD STREET





## **CONTACT EXCLUSIVE BROKER**



**ARSEN ATBASHYAN**  
**CELL: 917.939.3760**  
**ARSEN@COMMERCIALACQ.COM**

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