

# MEDICAL CONDO FOR SALE

**1642 W 9TH ST, BROOKLYN NY 11223**



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

# PROPERTY DETAILS

## LOCATION INFO

**BETWEEN AVENUE P & QUENTIN ROAD**

## NEIGHBORHOOD

**GRAVESEND**

## SIZE

**2,200 SF**

## MAINTENANCE

**\$947.91/MONTH**

## ASKING PRICE

**\$1,399,000**

## BLOCK & LOT

**6622-7501**

## ZONING

**R4-1**

### TRANSPORTATION

**B4**

**B6**

**B82**

**F**

**N**

**W**

**Q**

Walk Score

**94**

Transit Score

**94**

## COMMENTS

- NEWLY RENOVATED MEDICAL CONDO, MOVE-IN READY
- INCLUDES PARKING SPOT FOR DOCTOR
- SPACIOUS WAITING & RECEPTION AREA
- 2 EXAM ROOMS, 2 RECOVERY ROOMS, 1 PROCEDURE ROOM
- BREAK ROOM AND DOCTOR'S OFFICE
- 3 BATHROOMS
- CONVENIENTLY LOCATED NEAR THE BELT PKWY & PUBLIC TRANSPORTATION

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# LOCATION OVERVIEW



**NEIGHBORHOOD**  
GRAVESEND



**BLOCK & LOT**  
6622-7501



**ZONING**  
R4-1

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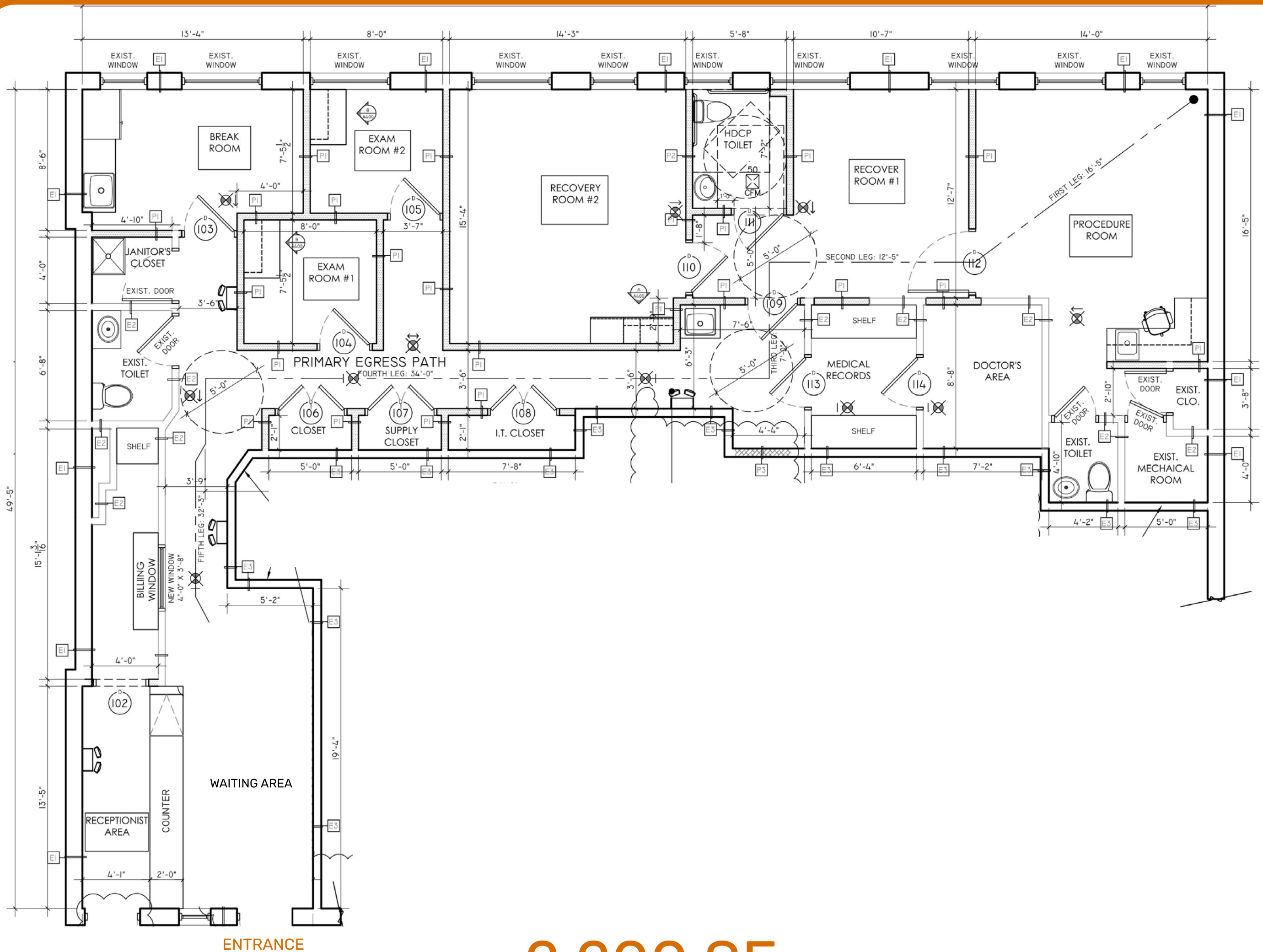
# OFFICE PHOTOS



# OFFICE PHOTOS



# GROUND FLOOR PLAN



# CERTIFICATE OF OCCUPANCY



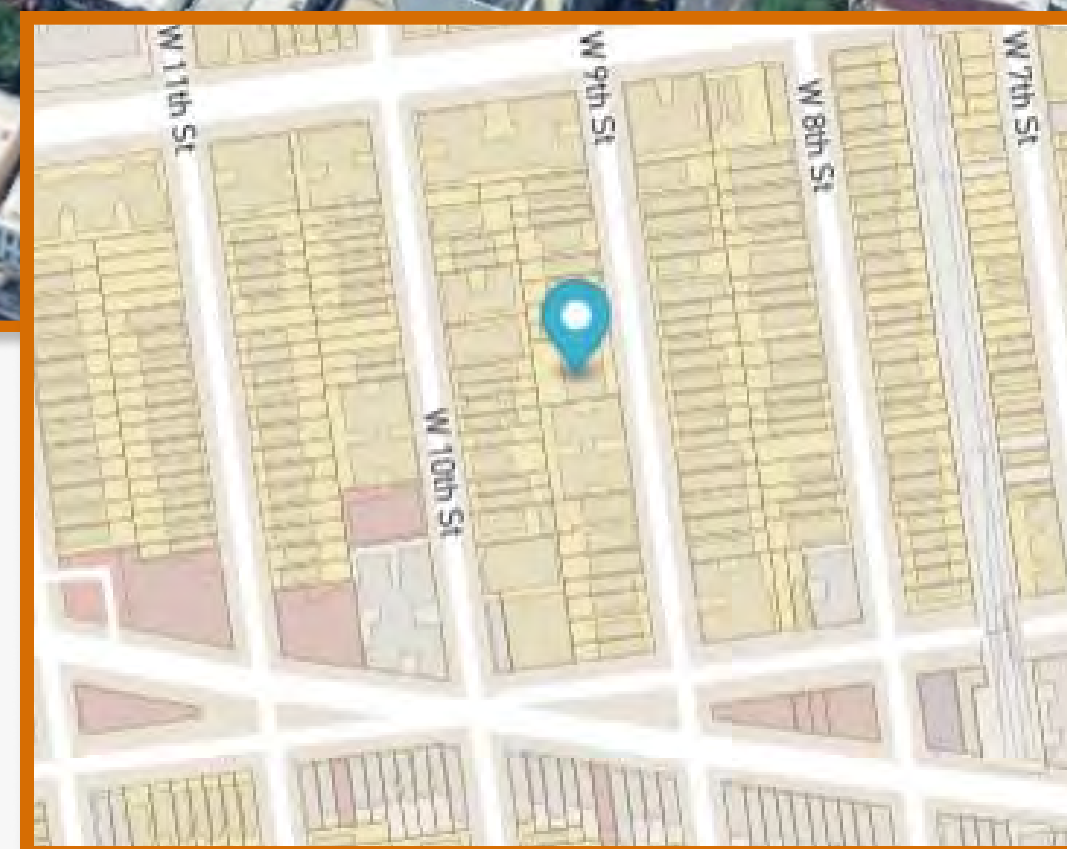
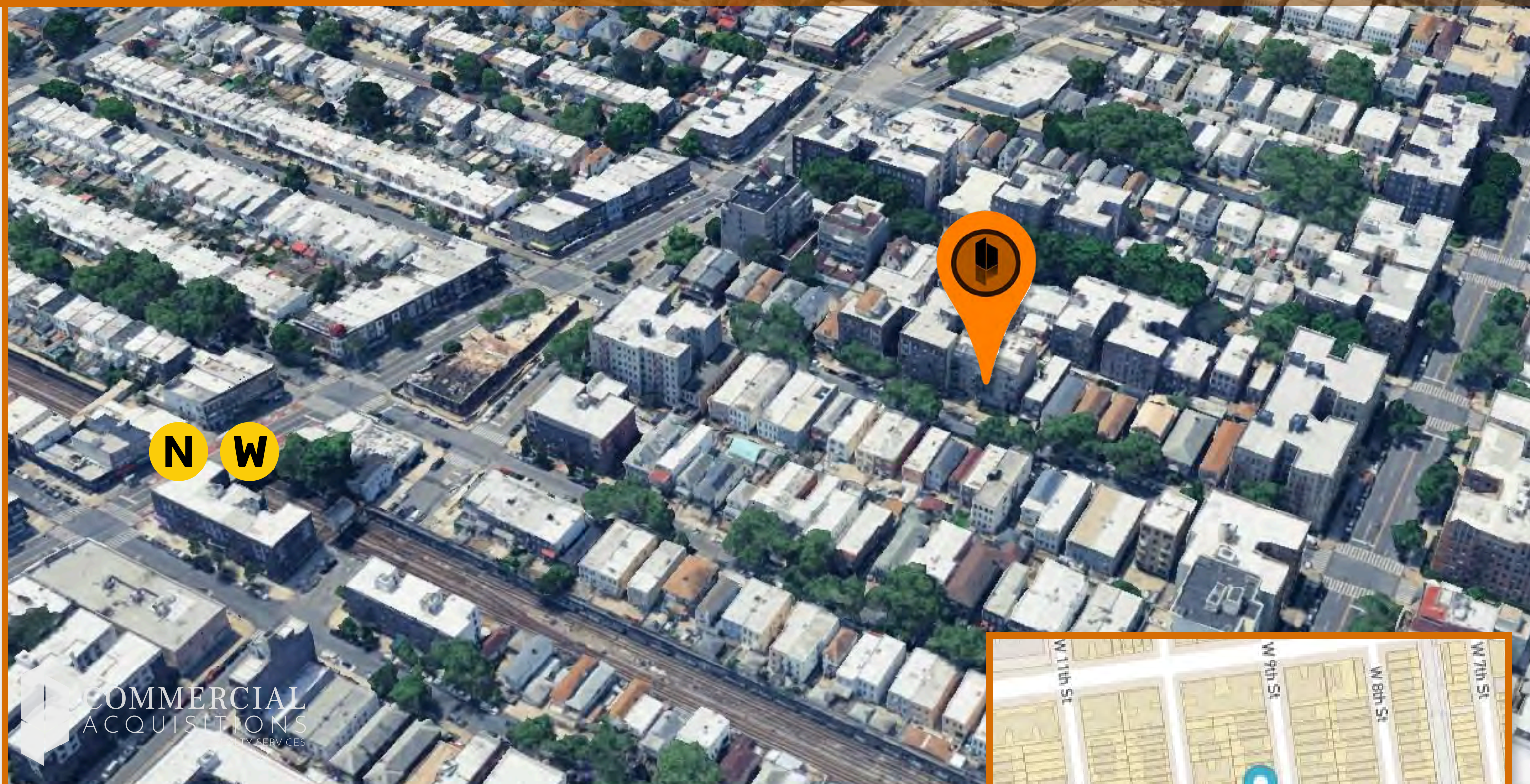
## CERTIFICATE OF OCCUPANCY

**BOROUGH** of Brooklyn      **DATE** JAN 27 2005 **NO.** 301510032  
 This certificate supersedes C.O. NO.      **ZONING DISTRICT** R6  
**THIS CERTIFIES** that the new—altered—existing—building—premises located at  
 1642 W. 9th St.      **Block** 6622      **Lot** 22

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 HEREIN.

### PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS. PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
Cellar	OG					B-2	Accessory Use, Boiler Rm., Accessory Indoor Parking for 5 Cars
1	60	13			4	E	M.D. Office; Lobby Recreation Room One Class 'A' Apt.
2-5	40		1	3	2	J-2	4 Class 'A' Apts.
6	40		4	12	2	J-2	4 Class 'A' Apts.
OSP							Accessory Open Parking 7 cars.



## **CONTACT EXCLUSIVE BROKER**



**DENIS ABAYEV**  
**CELL: 718.954.1363**  
**DENIS@COMMERCIALACQ.COM**

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**© 2500 CONEY ISLAND AVENUE, 2ND FLOOR, BROOKLYN, NY 11223 ☎ 718.954.1363 ✉ DENIS@COMMERCIALACQ.COM 🌐 COMMERCIALACQ.COM**

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