

OFFICE SPACE FOR LEASE

Exclusive Listing / Commercial Acquisitions Inc.



1716 CONEY ISLAND AVE
BROOKLYN, NY 11230

RENTAL RATE (MODIFIED GROSS LEASE)

\$12,000/MONTH

FLOOR

GROUND FLOOR

SIZE

3,500 SF

BLOCK & LOT

6573-0040

ZONING

R6 · C2-3

CROSS STREETS

CIA BTW AVENUE N & RODER AVE

AREA

MIDWOOD

PROPERTY HIGHLIGHTS

- ✓ Reception Area with Built-in Front Desk
- ✓ Multiple Exam Rooms With Sinks
- ✓ High-visibility Midwood location
- ✓ Open treatment floor with high ceilings
- ✓ Easy access to public transportation
- ✓ Ideal for medical, wellness, professional tenants

PROPERTY OVERVIEW

Located in the heart of Midwood, this space offers a versatile, move-in-ready layout currently set up as a physical and occupational therapy practice, featuring a reception area, an open treatment floor with high ceilings, multiple private treatment rooms, an exam room, on-site restroom, and laundry/utility area. Positioned along a high-traffic commercial corridor with strong street-level signage exposure, the space is ideal for medical, therapy, or wellness-based businesses.

CONTACT INFORMATION

EXCLUSIVE BROKER

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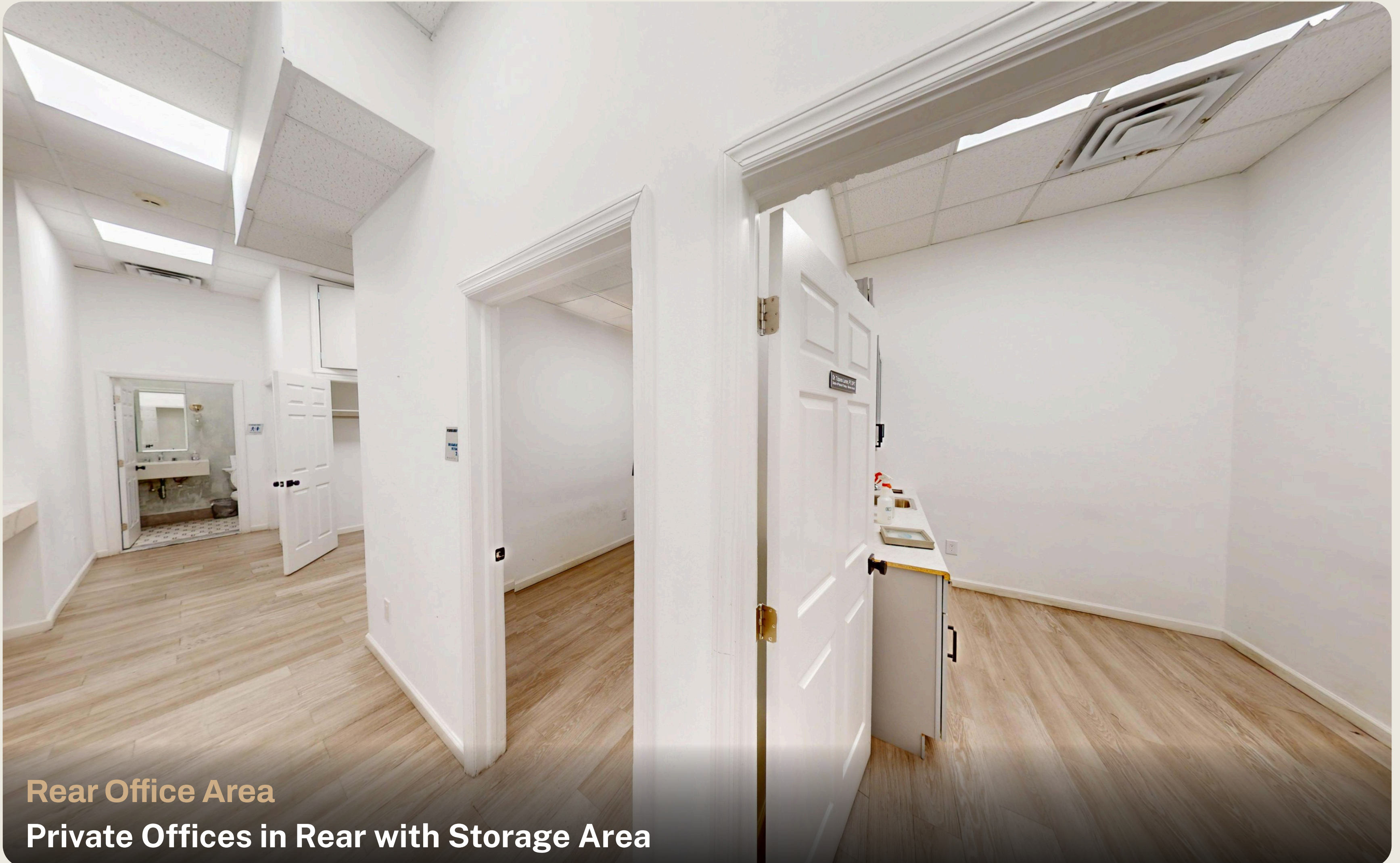
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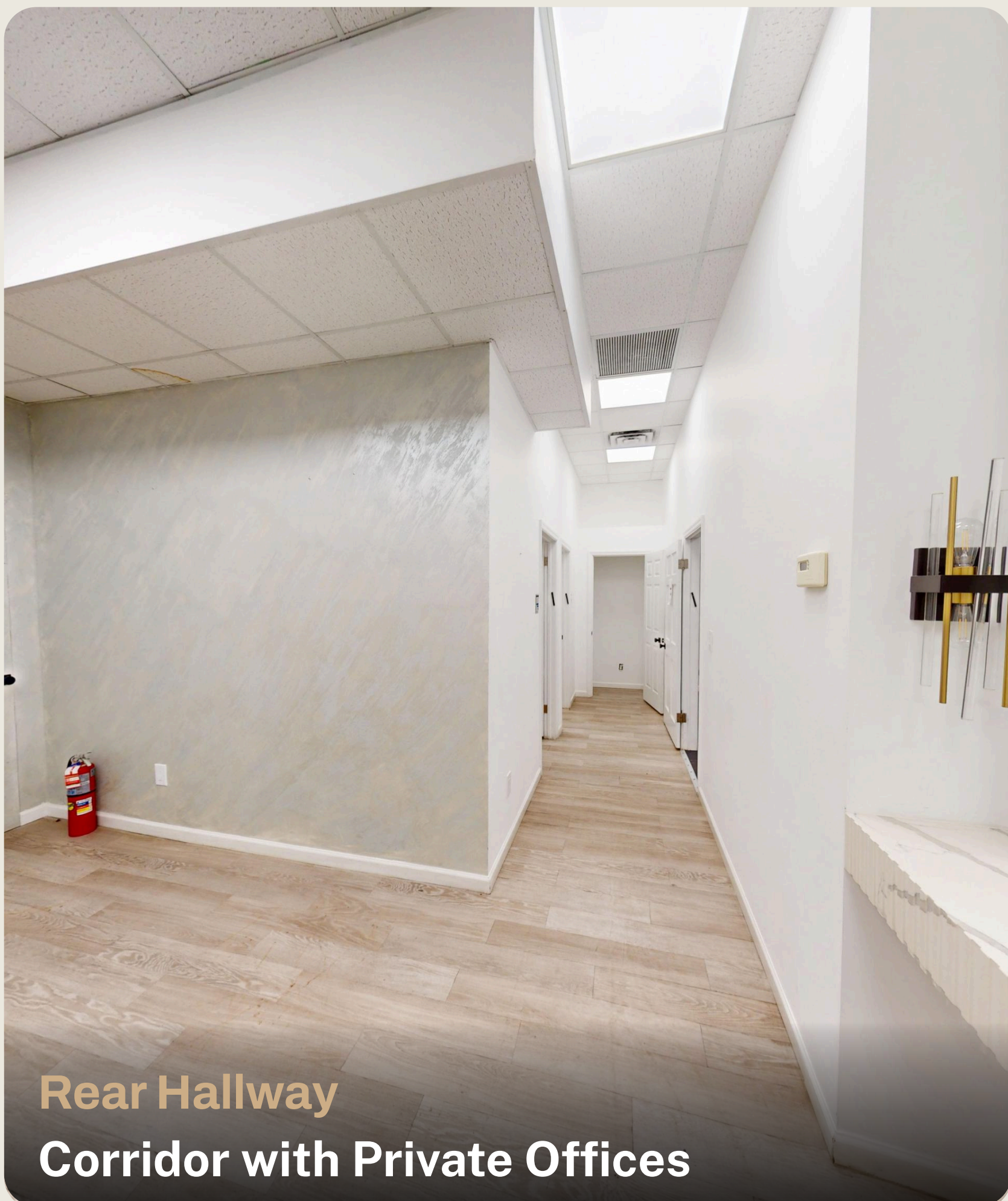


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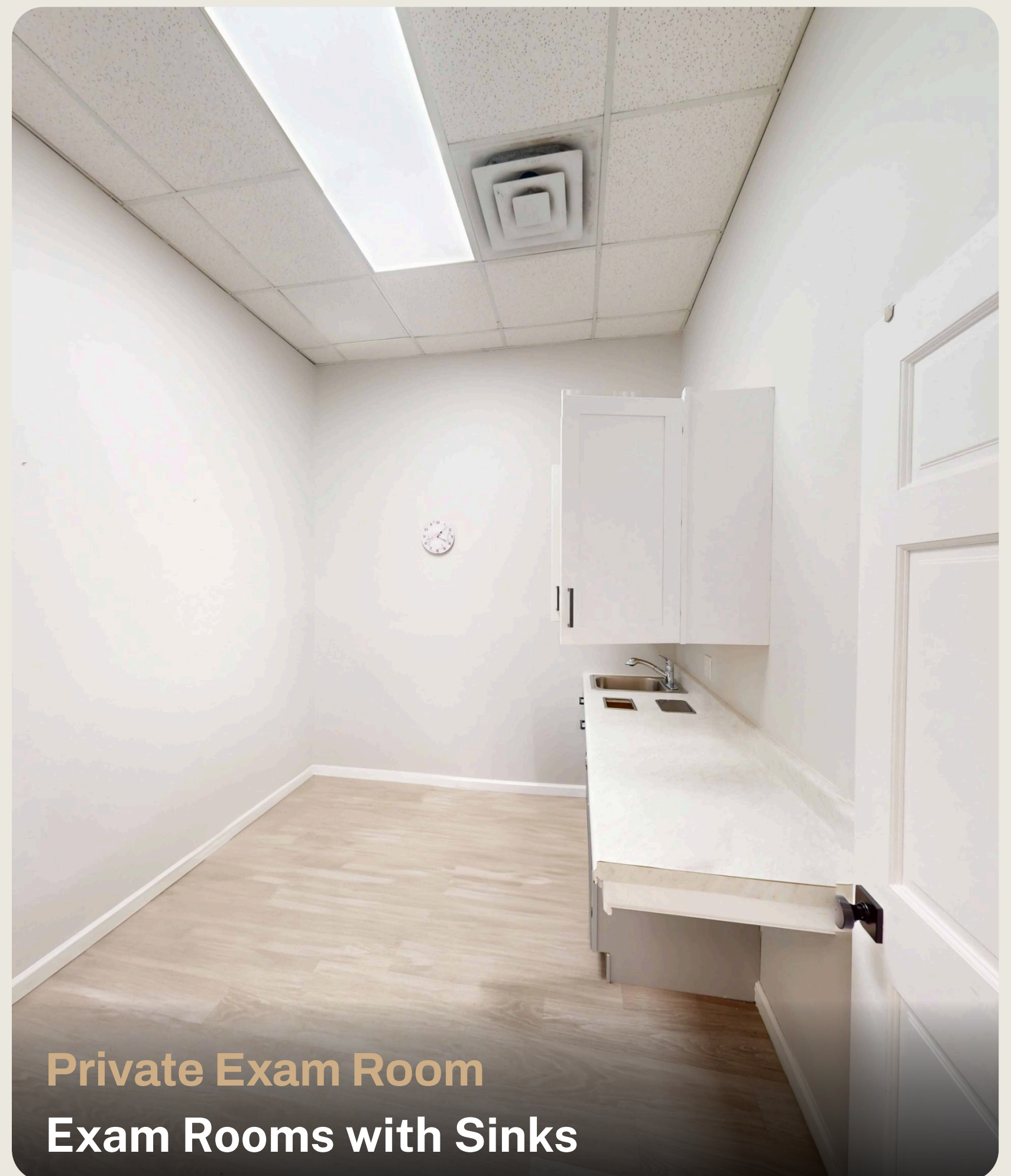




Rear Office Area
Private Offices in Rear with Storage Area

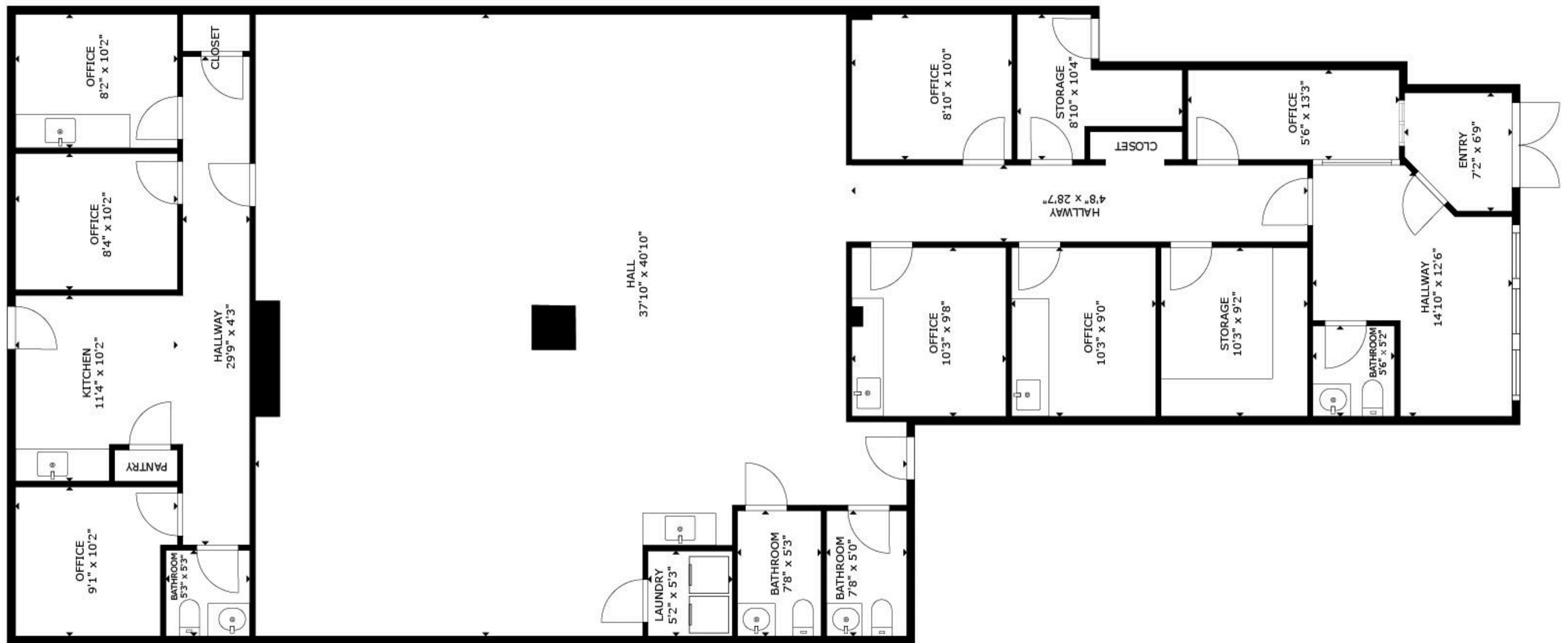


Rear Hallway
Corridor with Private Offices

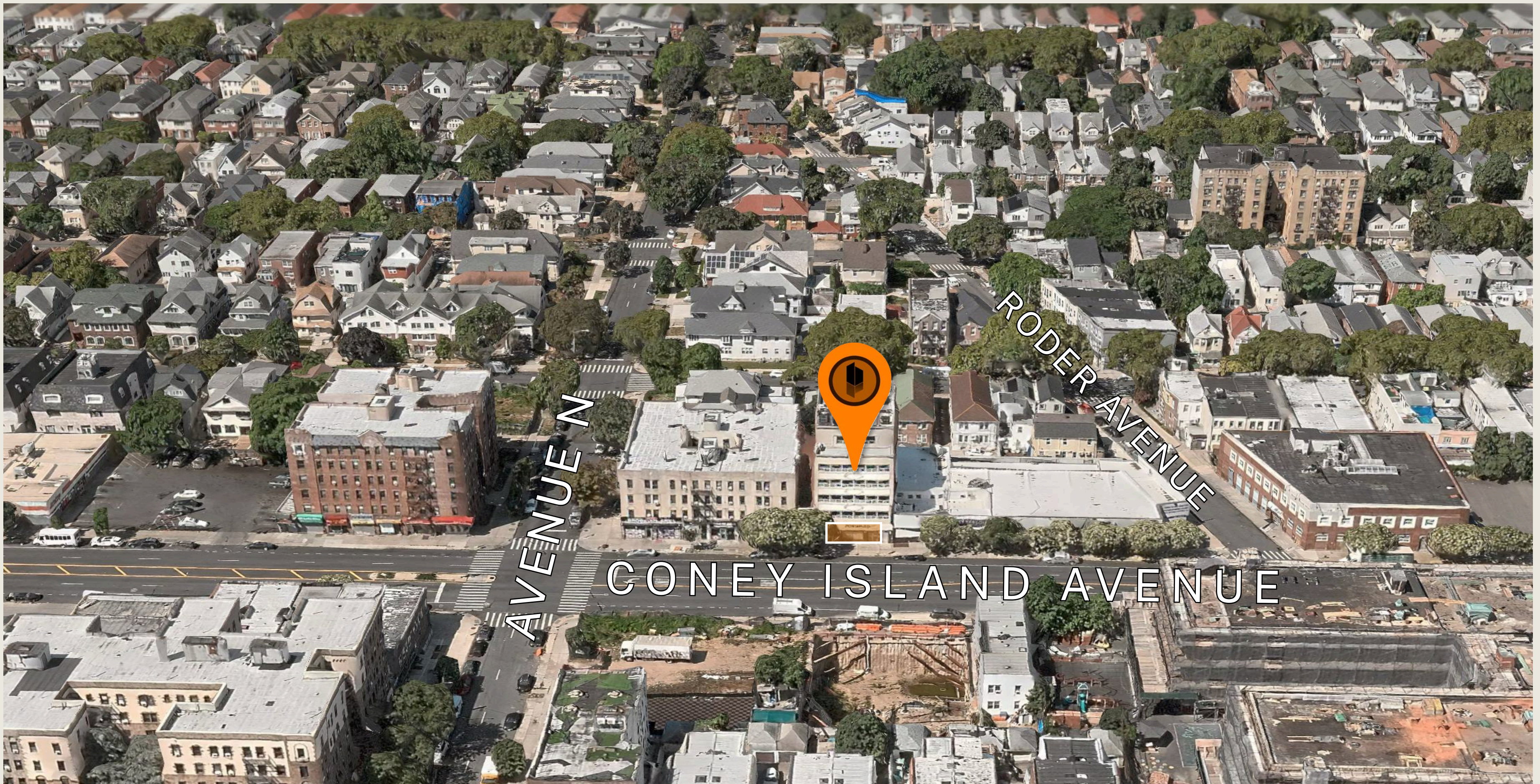


Private Exam Room
Exam Rooms with Sinks

GROUND FLOOR - 3,500 SF



CONEY ISLAND AVENUE



LEGAL DISCLAIMER

Commercial Acquisitions Inc. has made every effort to obtain the information regarding this listing 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. All financial projections, cap rate estimates, rental income assumptions, and appreciation forecasts contained herein are for illustrative purposes only and do not constitute a guarantee of future performance. Prospective purchasers are advised to independently verify all information of special interest to them, including but not limited to tax abatement status, frontage measurements, zoning compliance, and lease terms. ALL MEASUREMENTS ARE APPROXIMATE.

LOCATION & TRANSIT

MIDWOOD, BROOKLYN / NEAR KINGS HIGHWAY CORRIDOR

BY THE NUMBERS



WALK SCORE
WALKER'S PARADISE

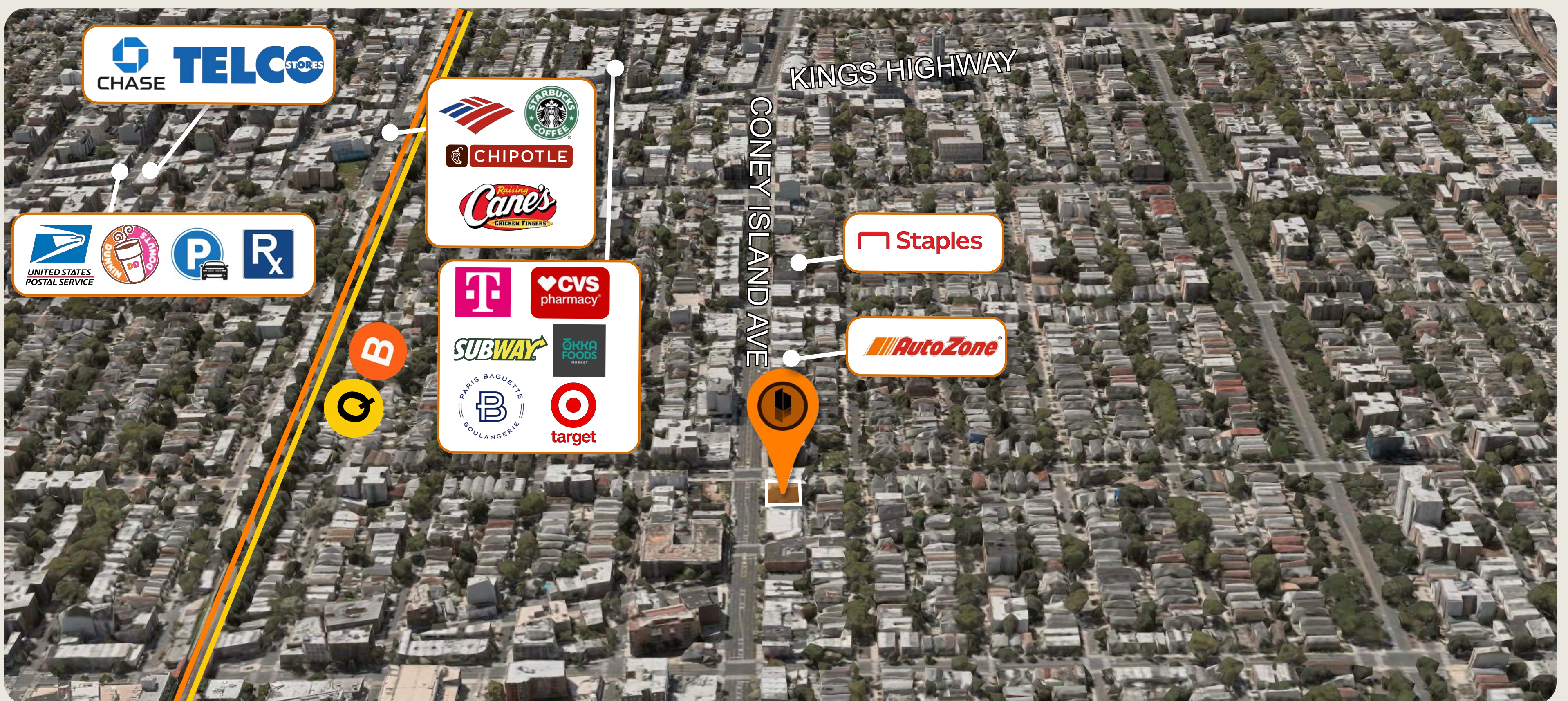


TRANSIT SCORE
RIDER'S PARADISE

4

SUBWAY STATIONS
B · F · N · Q LINES

AREA MAP



TRANSIT ACCESS

SUBWAY B F N Q

BUS B9 B68

CAR Close access to Ocean Parkway & Kings Hwy

EXCLUSIVE LISTING BROKER

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Certificate of Occupancy

CO Number: 300719186F

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		OG				ORDINARY.
001	35	100	E		6	BANK.
002	35	100	F-3		4	COMMUNITY CENTER.
003	35	100	F-3		4	COMMUNITY CENTER.
004	35	100	F-3		4	COMMUNITY CENTER.
005	35	100	F-3		4	COMMUNITY CENTER.
006	21	100	F-3		4	COMMUNITY CENTER.
END OF SECTION						

Borough Commissioner

Commissioner

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