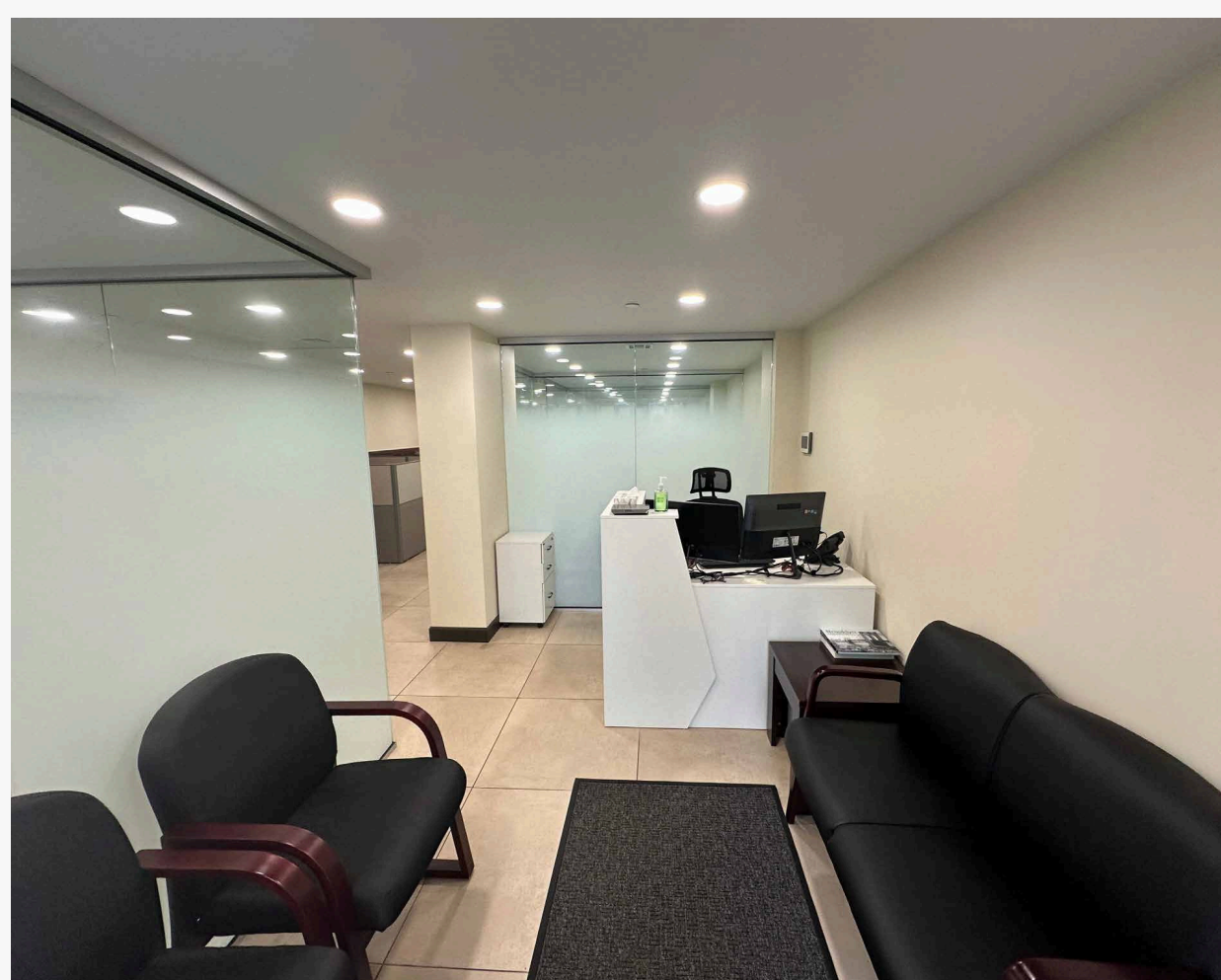
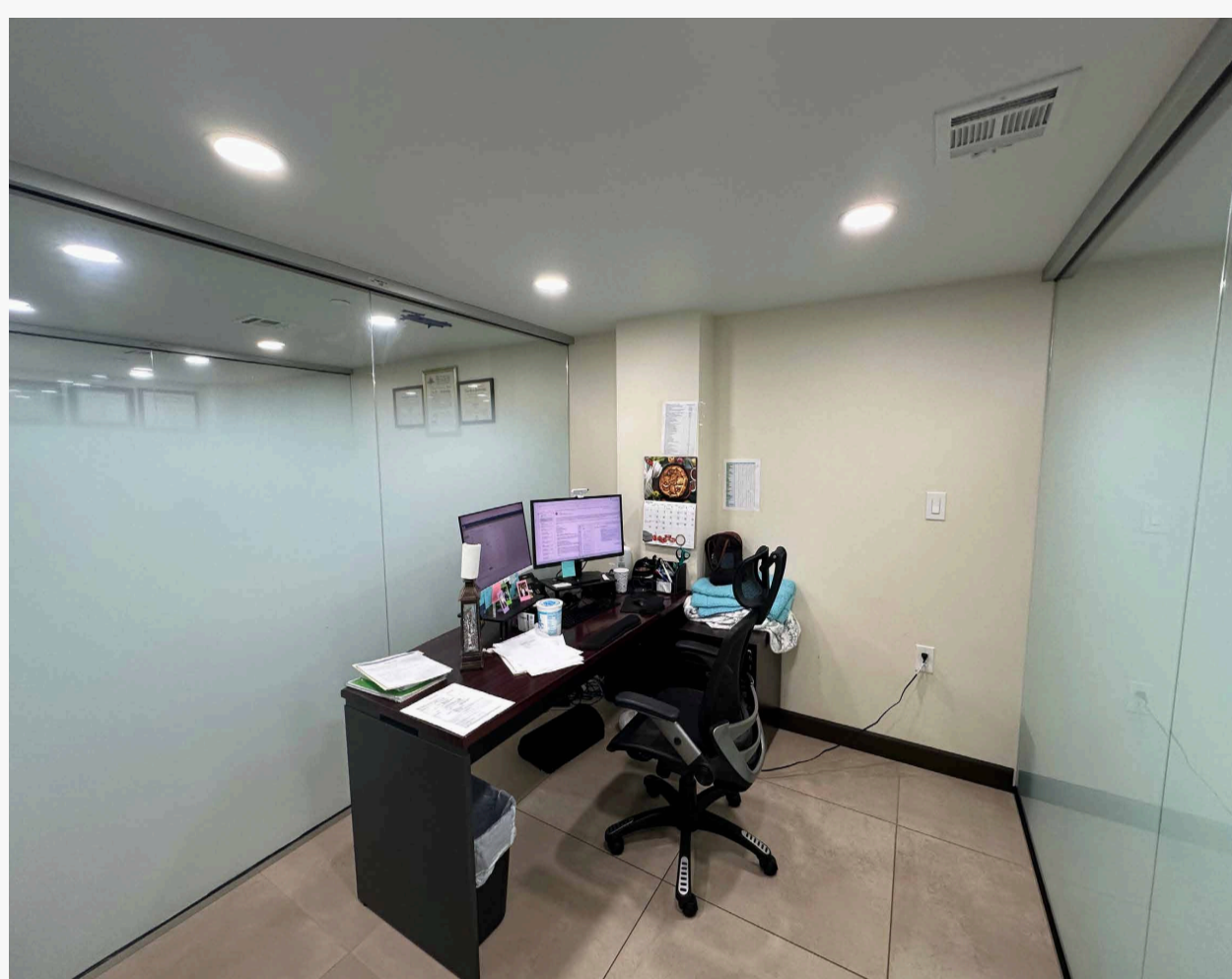
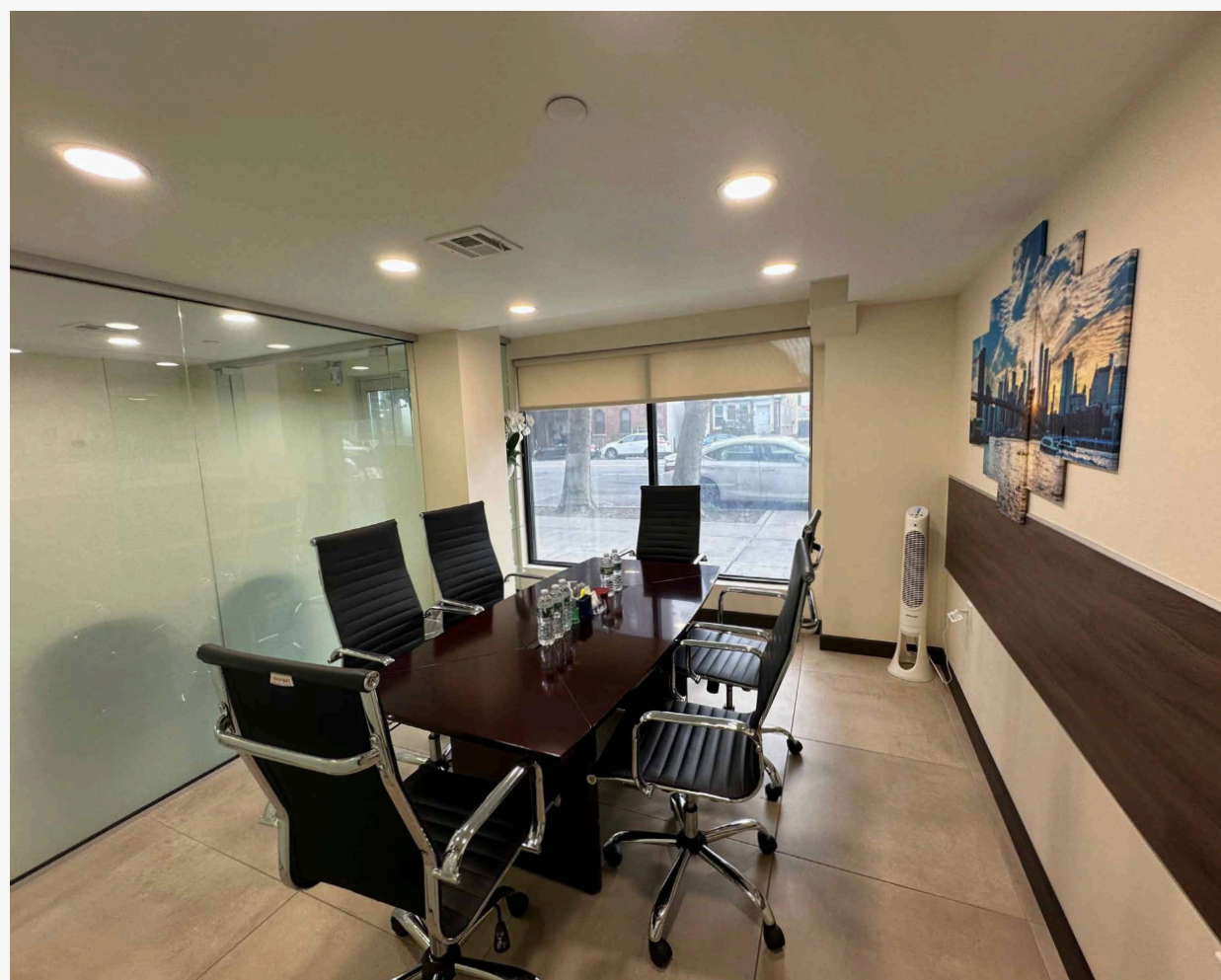




2218 OCEAN AVE, 1ST FL, BROOKLYN, NY 11229



PROPERTY DETAILS

LOCATION INFO

BTW. AVE R &
QUENTIN RD

NEIGHBORHOOD

HOMECREST

BLOCK & LOT

06802-7504/1373/1368

ZONING

R7A

MAINTENANCE

\$527

TOTAL PROPERTY TAX

\$2,583

SIZE

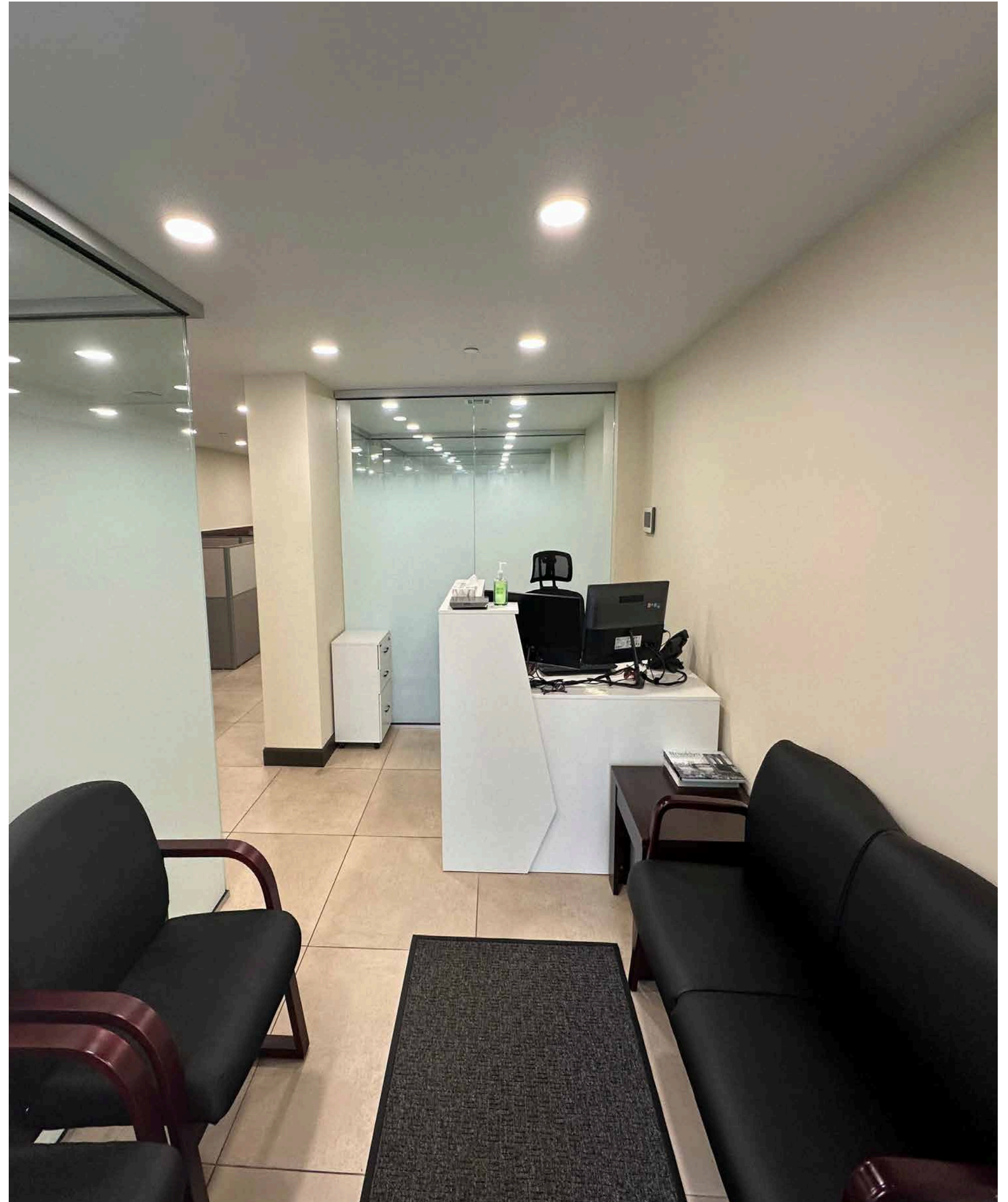
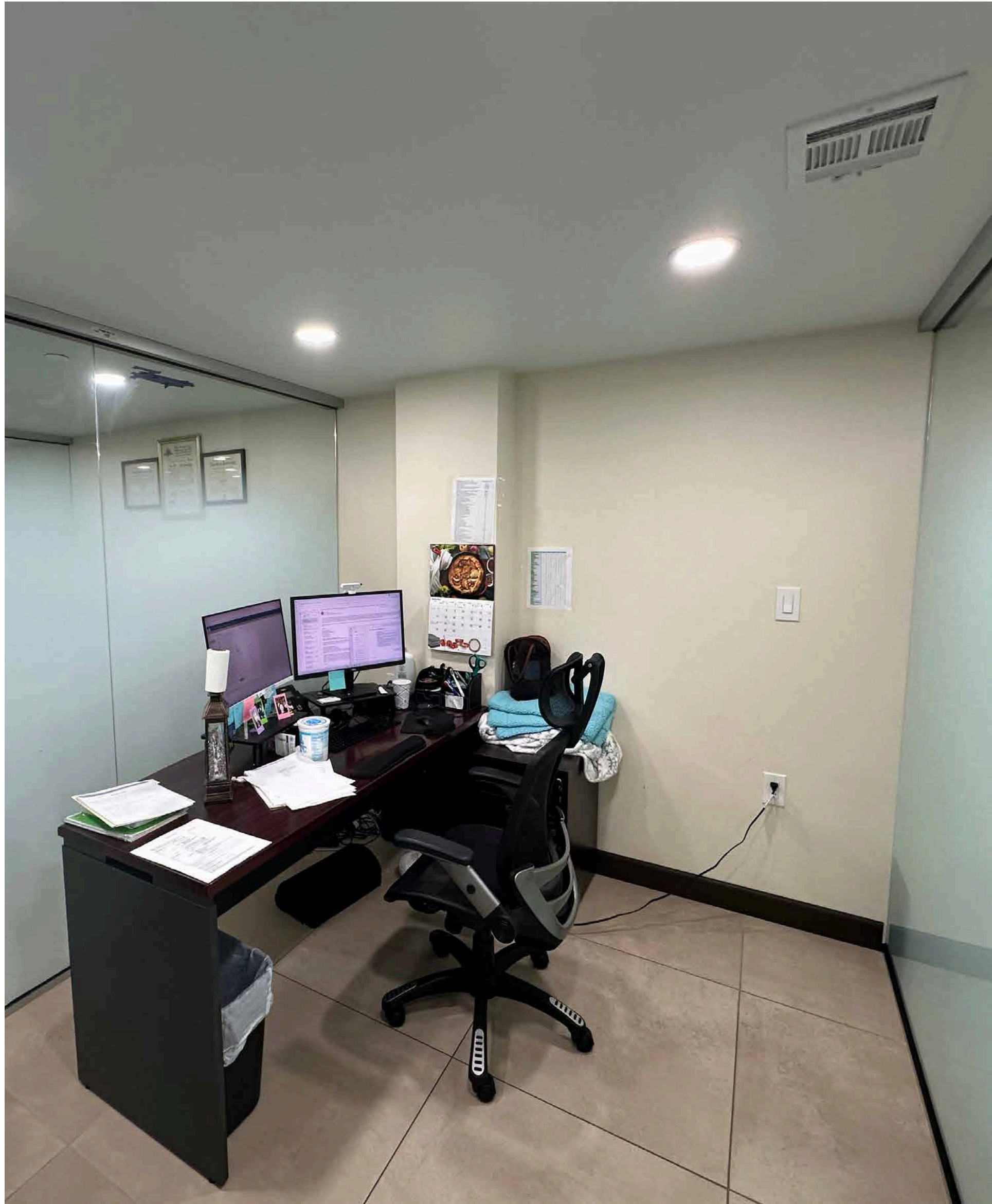
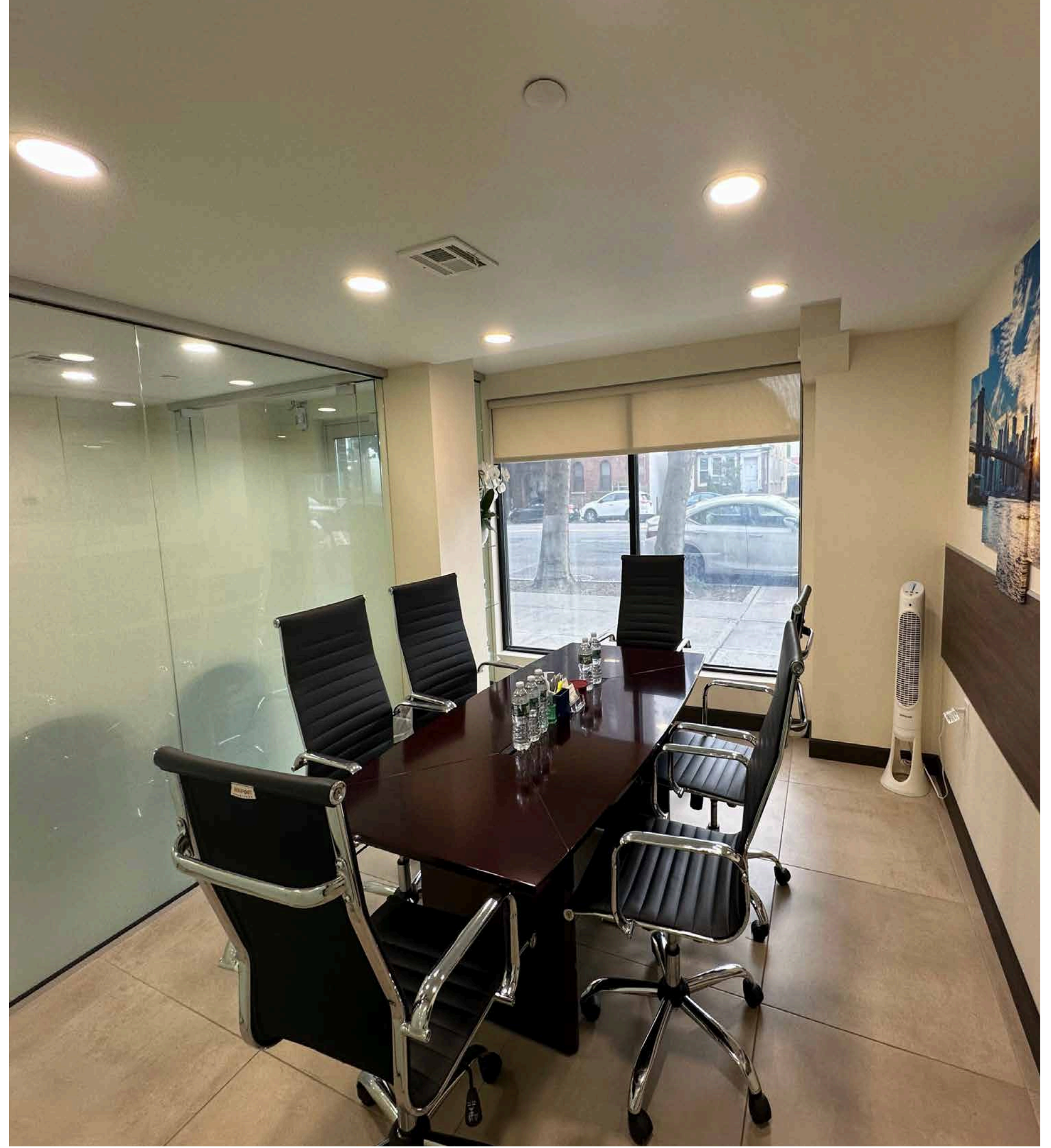
1,490 SF - INCL. 1 PARK. SPOT

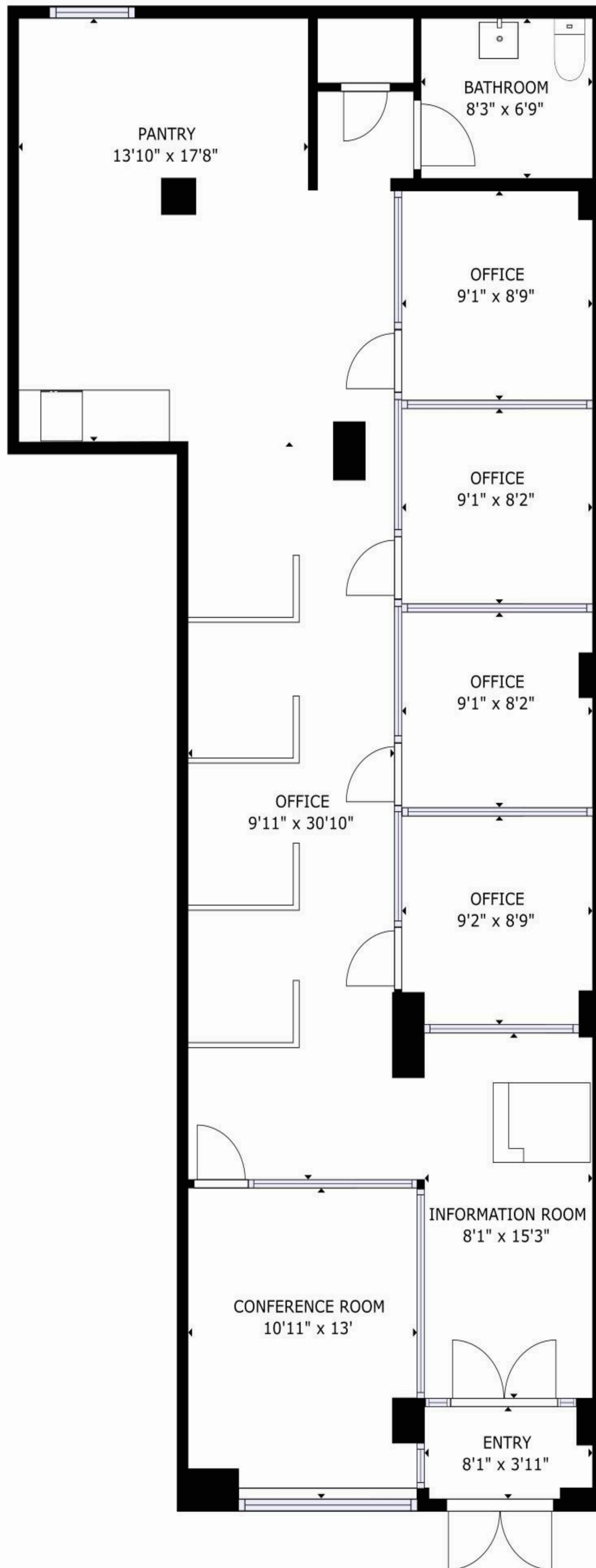
ASKING PRICE

\$1,190,000.00

CONTACT EXCLUSIVE BROKERS

ARSEN ATBASHYAN
VADIM ATBASHYAN
718-517-8700





OCEAN AVE



Certificate of Occupancy

CO Number: 3183165-0000008

This certifies that the premises described herein 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. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. *This document or a copy shall be available for inspection at the building at all reasonable times.*

A.	Borough: BROOKLYN	Block Number: 6802	Full Building Certificate Type: Final																	
	Address: 2218 OCEAN AVE	Lot Number(s): 7504	Date Issued: 11/09/2023																	
	Building Identification Number(BIN): 3183165	Additional Lot Number(s):																		
		Application Type: NB - NEW BUILDING																		
This building is subject to this Building Code: 2014																				
This Certificate of Occupancy is associated with job# 321788044-01																				
B.	Construction Classification: I-B: 2 HOUR PROTECTED - NON-COMBUST																			
	Building Occupancy Group classification: R-2 - RESIDENTIAL: APARTMENT HOUSES																			
	Multiple Dwelling Law Classification: HAEA																			
	No.of stories: 9	Height in feet: 80	No.of dwelling units: 55																	
C.	Fire Protection Equipment: Fire Alarm System, Sprinkler System, Standpipe System																			
D.	Parking Spaces and Loading Berths:																			
	Open Parking Spaces: 8																			
	Enclosed Parking Spaces: 9																			
	Total Loading Berths: Not available																			
E.	This Certificate is issued with the following legal limitations:																			
	Restrictive Declaration: None	Zoning Exhibit: 2019000046934, 2019000046935																		
	BSA Calendar Number(s): None	CPC Calendar Number(s): None																		
<table border="1"> <tr> <td>Floor 1</td> <td>B</td> <td>15</td> <td>40</td> <td>4A</td> <td>0</td> <td>321788044</td> <td>Final</td> </tr> <tr> <td colspan="6">Description of Use: Ambulatory Health Facility AMBULATORY DIAGONSITCS MEDICAL FACILTY</td> <td colspan="2">Exceptions:</td> </tr> </table>					Floor 1	B	15	40	4A	0	321788044	Final	Description of Use: Ambulatory Health Facility AMBULATORY DIAGONSITCS MEDICAL FACILTY						Exceptions:	
Floor 1	B	15	40	4A	0	321788044	Final													
Description of Use: Ambulatory Health Facility AMBULATORY DIAGONSITCS MEDICAL FACILTY						Exceptions:														

Borough Commissioner

Commissioner

WWW.COMMERCIALACQ.COM



2218 OCEAN AVE,
BROOKLYN, NY 11229

PROPERTY COMMENTS

- 20' FRONTAGE
- BUILT IN 2020
- 13 YEAR TAX ABATEMENT
- PRIME HOMECREST LOCATION
- GREAT SIGNAGE OPPORTUNITY
- LOCATED IN A HIGH-TRAFFIC AREA
- SURROUNDED BY MAJOR BUSINESSES
- CLOSE TO PUBLIC TRANSPORTATION



SATELLITE VIEW

NEIGHBOURING TENANTS & AMENITIES



CONTACT EXCLUSIVE BROKER

ARSEN ATBASHYAN
VADIM ATBASHYAN
718-517-8700

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

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.