

MEDICAL OFFICE FOR SALE



2408 OCEAN AVE, BROOKLYN, NY 11229



PROPERTY DETAILS

LOCATION INFO
OCEAN AVE BTW.
AVE S & AVE T

NEIGHBORHOOD
HOMECREST

BLOCK & LOT
3-07298-1143

PROPERTY TAX
\$19,085

MAINTENANCE
\$993/M

ZONING
R6A

SIZE
2,425 - SF

ASKING PRICE

\$1,999,000

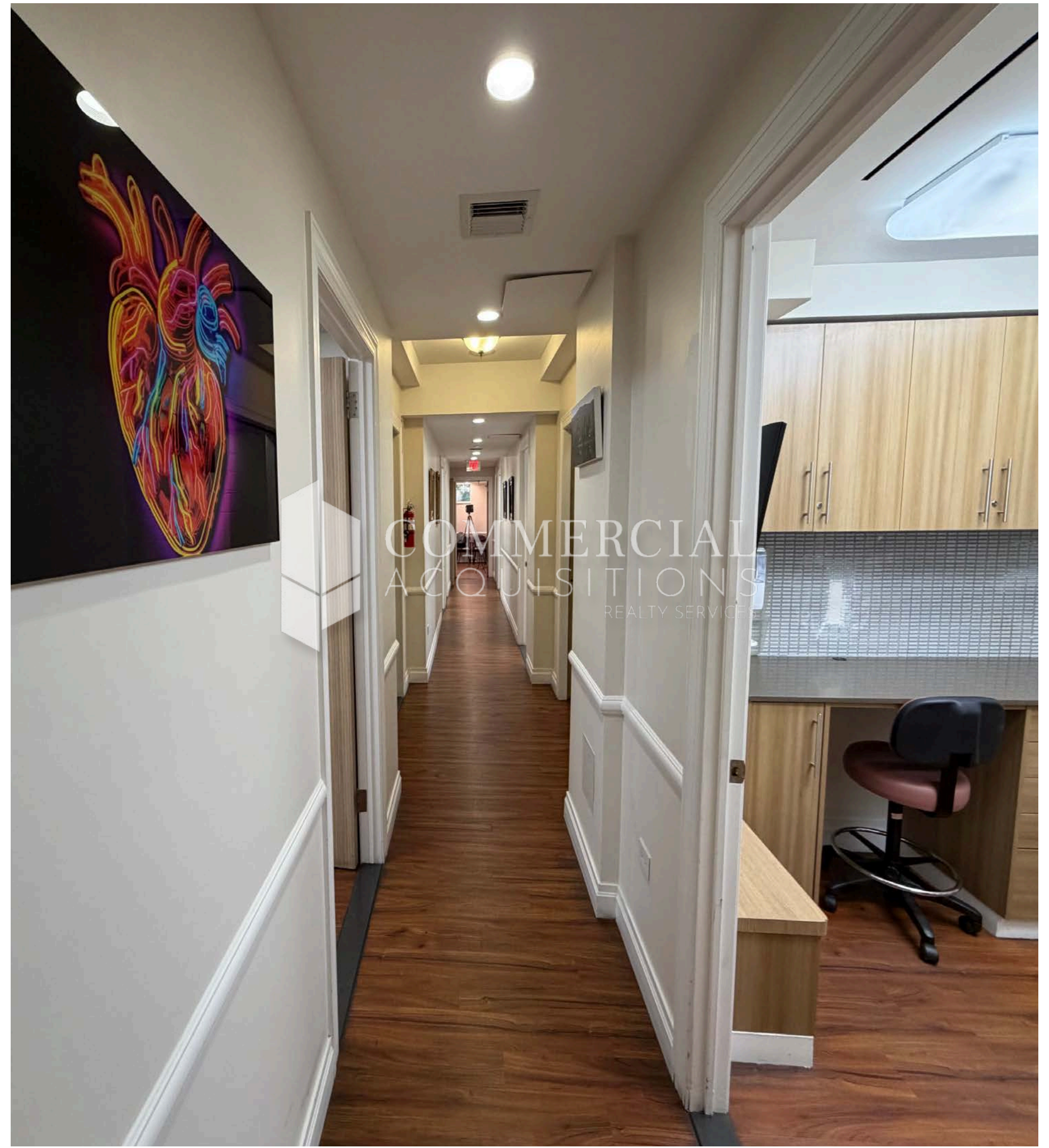
CONTACT EXCLUSIVE BROKER

ARSEN ATBASHYAN
917-939-3760
ARSEN@COMMERCIALACQ.COM

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

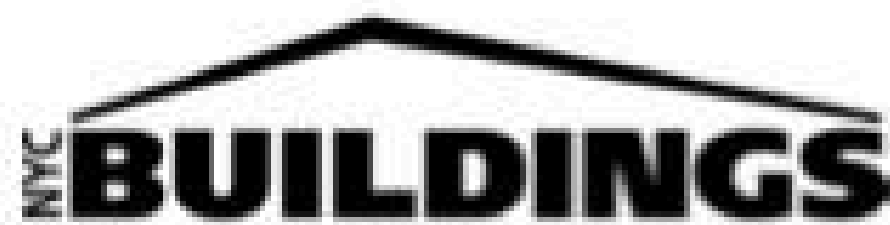








OCEAN AVE



Certificate of Occupancy

CO Number: 301982362F

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: 07298	Certificate Type: Final
	Address: 2408 OCEAN AVENUE	Lot Number(s): 26	Effective Date: 03/14/2008
	Building Identification Number (BIN): 3856233	Building Type: New	

For zoning lot metes & bounds, please see BISWeb.

B.	Construction classification: 1-D	Number of stories: 6
	Building Occupancy Group classification: None	Height in feet: 70
	Multiple Dwelling Law Classification: HACA	Number of dwelling units: 21

C.	Fire Protection Equipment: Sprinkler system
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D.	Type and number of open spaces: Parking spaces (23)
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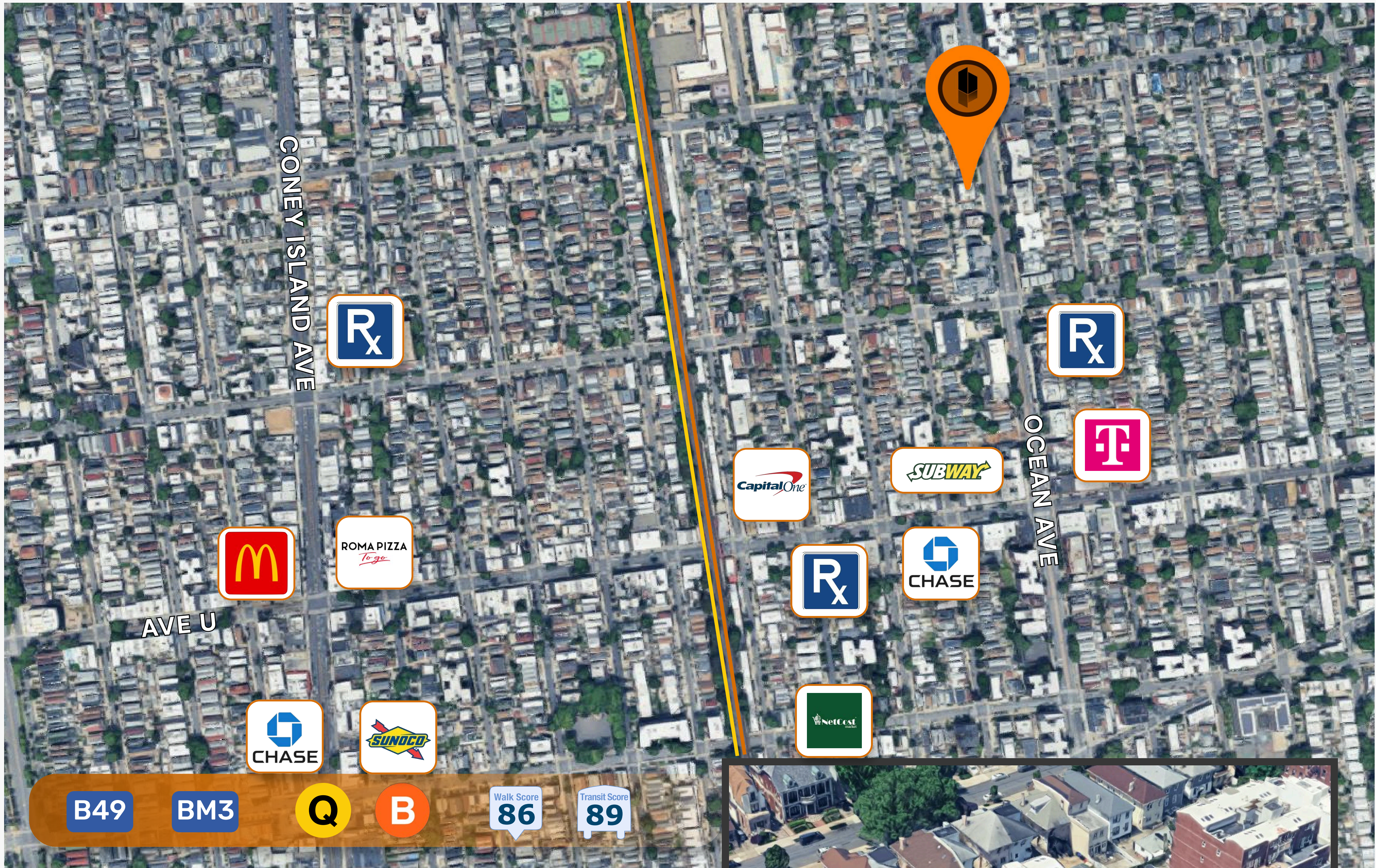
E.	This Certificate is issued with the following legal limitations: None
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Permissible Use and Occupancy

Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code habitable rooms	Building Code occupancy group	Zoning dwelling or rooming units	Zoning use group	Description of use
CEL		100		E		4	PARKING, ELECTRICAL METER ROOM, GAS METER & SERVICE ROOM, WATER & SPRINKLER SERVICE ROOM, SEPERATE TRASH ROOM FOR BOTH MEDICAL AND RESIDENTIAL, STORAGE.
001		100		E		4	PARKING, MEDICAL OFFICES, MEDICAL & RESIDENTIAL LOBBY
002		40	16	J-2	5	2	3 (2) BEDROOM FAMILY DWELLING UNITS, 2 (2) BEDROOM FAMILY DWELLING UNITS IN CONJUNCTION WITH 3RD FL

Borough Commissioner

Commissioner



2408 OCEAN AVE,
BROOKLYN, NY 11229

PROPERTY COMMENTS

- GROUND FLOOR MEDICAL CONDO FOR SALE
- FULLY BUILT OUT SPACE WITH BUILT IN FURNITURE INCLUDED
- LOCATED IN A PRIME MEDICAL CORRIDOR OF OCEAN AVE
- 2 PARKING SPOTS INCLUDED
- DELIVERED VACANT UPON CLOSING
- GREAT EXPOSURE
- HIGH TRAFFIC AREA
- CLOSE TO PUBLIC TRANSPORTATION



SATELLITE VIEW

NEIGHBOURING TENANTS & AMENITIES



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