



**3101 OCEAN PKWY, BROOKLYN, NY 11235**



## PROPERTY DETAILS

### LOCATION INFO

OCEAN PKWY NEXT TO  
BRIGHTON BEACH AVE

### NEIGHBORHOOD

BRIGHTON BEACH

### MAINTENANCE

\$2,162/M FOR 3 UNITS COMBINED

### SPECIAL ASSESSMENT

\$571/M EXPIRES DEC 2026

### BLOCK & LOT

08679-0007

### ZONING

R7-1, R6

### SIZE

1,772 SF

## ASKING PRICE

**\$649,000.00**

## CONTACT EXCLUSIVE BROKER

ARSEN ATBASHYAN

917-939-3760

ARSEN@COMMERCIALACQ.COM







FLOOR PLAN

**ENTRY**

**OCEAN PKWY**

# CERTIFICATE OF OCCUPANCY

## DEPARTMENT OF ~~BUILDINGS~~ BUILDINGS

sb BOROUGH OF BROOKLYN, CITY OF NEW YORK

No. 148212

Date MAR 23 1956

## CERTIFICATE OF OCCUPANCY

(Standard form adopted by the Board of Standards and Appeals and issued pursuant to Section 646 of the New York Charter, and Sections C-26-181.0 to C-26-187.0 inclusive Administrative Code 2.1.3.1. to 2.1.3.7. Building Code.)

This certificate supersedes C. O. No. 146485

To the owner or owners of the building or premises:

THIS CERTIFIES that the new ~~structure~~ building—premises located at  
**3087/3103 Ocean Parkway, East side 60' South of Brighton Beach Avenue**  
 Block ~~7234~~ Lot 1707

conforms substantially to the approved plans and specifications, and to the requirements of the building code and all other laws and ordinances, and of the rules and regulations of the Board of Standards and Appeals, applicable to a building of its class and kind at the time the permit was issued; and

CERTIFIES FURTHER that, any provisions of Section 646F of the New York Charter have been complied with as certified by a report of the Fire Commissioner to the Borough Superintendent.

~~RECORDED~~ N.B. 1479/54

Construction classification—~~Non-Fireproof~~

Occupancy classification—Class "A" Multiple . Height 6 stories, 62 feet.  
 Dwelling

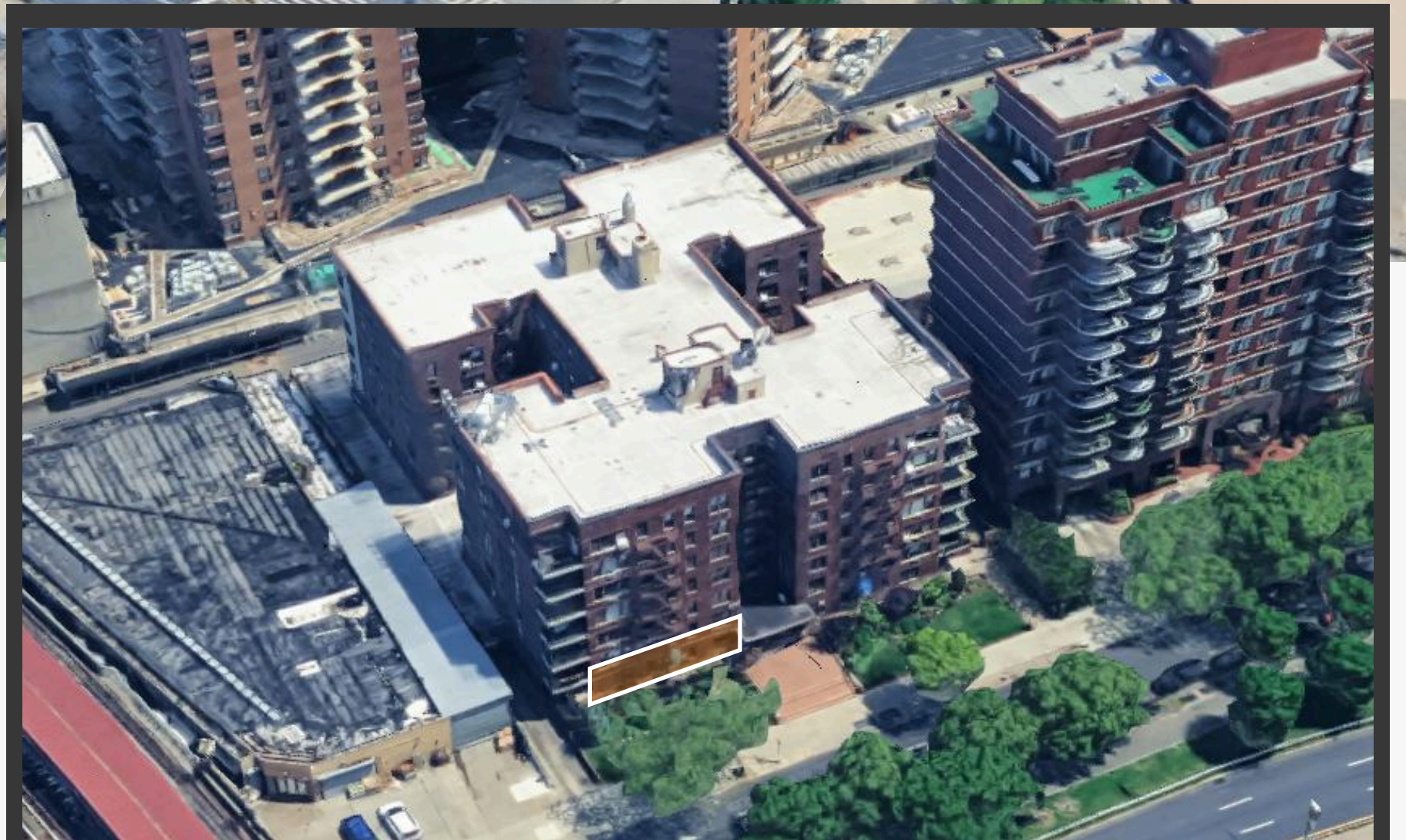
Date of completion—Const. 3/14/56 . Located in Retail Use District.  
 Insb. 3/14/56

G Area H.P. 3/15/56 Height Zone at time of issuance of permit

This certificate is issued subject to the limitations hereinafter specified and to the following resolutions of the Board of Standards and Appeals: (Calendar numbers to be inserted here)

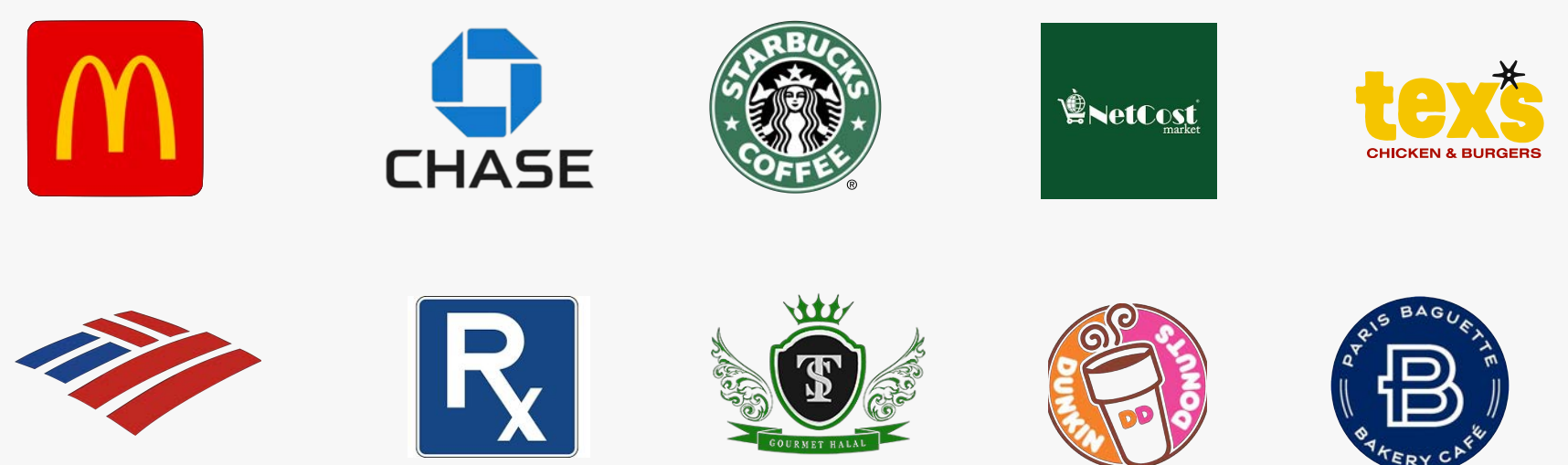
### PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOADS Lbs. per Sq. Ft.	PERSONS ACCOMMODATED			USE
		MALE	FEMALE	TOTAL	
Cellar	Ground	-	-	-	Janitor's apartment, Boiler room, Garage, Storage, six (6) Doctor's Suites
First	40	-	-	-	Seventeen (17) families
Second	40	-	-	-	Seventeen (17) families
Third	40	-	-	-	Seventeen (17) families
Fourth	40	-	-	-	Seventeen (17) families
Fifth	40	-	-	-	Seventeen (17) families
Sixth	40	-	-	-	Seventeen (17) families
Total - One hundred and two (102) families, Janitor's apartment, Boiler room, Garage, Storage and six (6) Doctor's Suites.					



SATELLITE VIEW

## NEIGHBOURING TENANTS & AMENITIES



## CONTACT EXCLUSIVE BROKER

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## PROPERTY COMMENTS

- GROUND FLOOR MEDICAL OFFICE CONSISTING OF 3 MERGED UNITS (UNIT D1, E1, F1)
- USED AS A MED OFFICE FOR 6 DECADES
- PRIME BRIGHTON BEACH AREA
- CENTRAL HVAC
- ADA ACCESSIBLE
- LOCATED IN A HIGH-TRAFFIC AREA
- CLOSE TO PUBLIC TRANSPORTATION
- SURROUNDED BY MAJOR BUSINESSES

**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.