



UNIT COMM 2

500 4TH AVE, BROOKLYN, NY 11215



PROPERTY DETAILS

LOCATION INFO

CORNER OF 4TH AVE &
12TH ST

NEIGHBORHOOD

PARK SLOPE

BLOCK & LOT

3-01027-1158

ZONING

R6B, C4-4D

MAINTENANCE

\$168.42

TOTAL PROPERTY TAX

\$29,804

SIZE

2,056 SF

ASKING PRICE

\$1,949,000.00

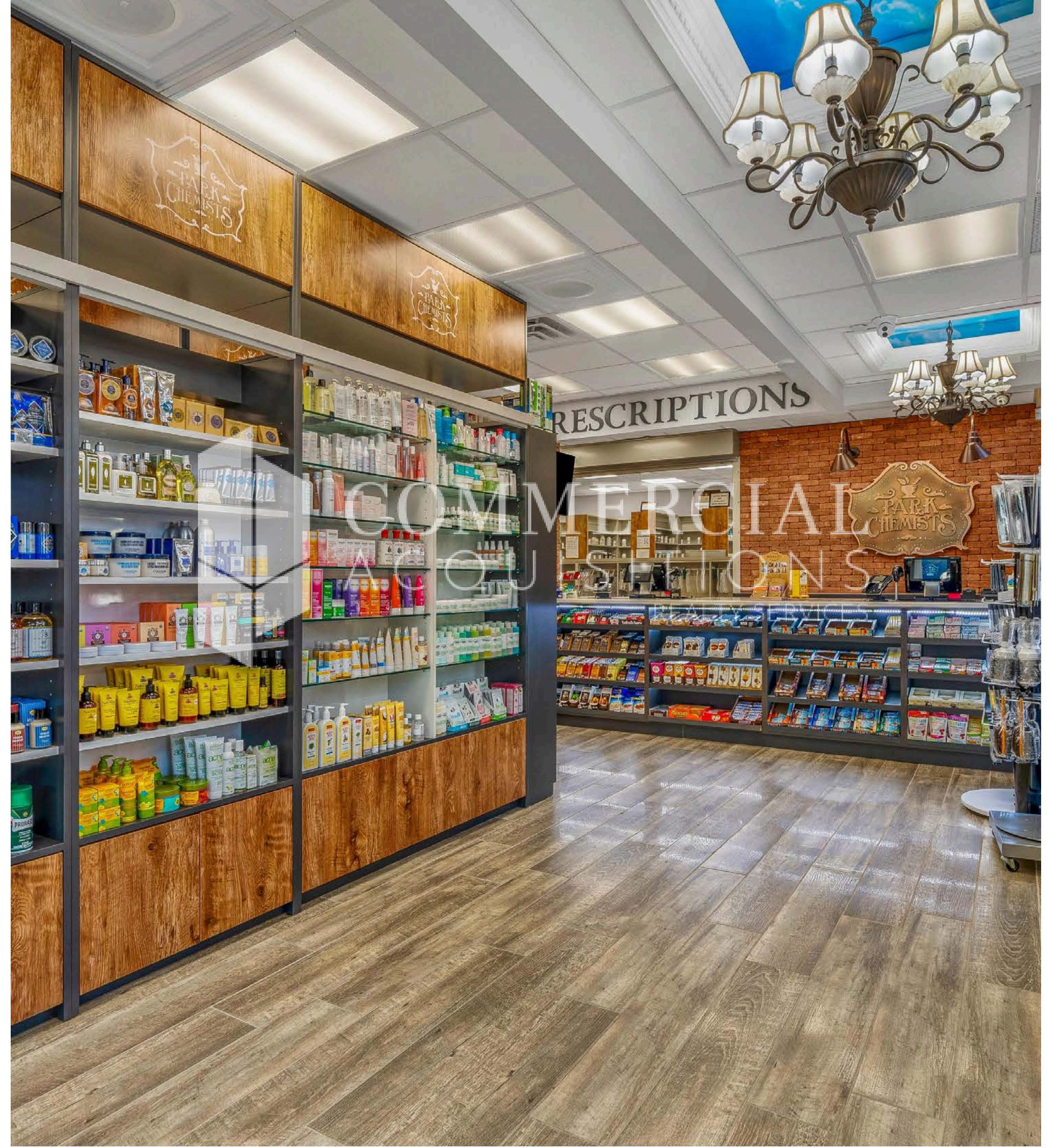
CONTACT EXCLUSIVE BROKERS

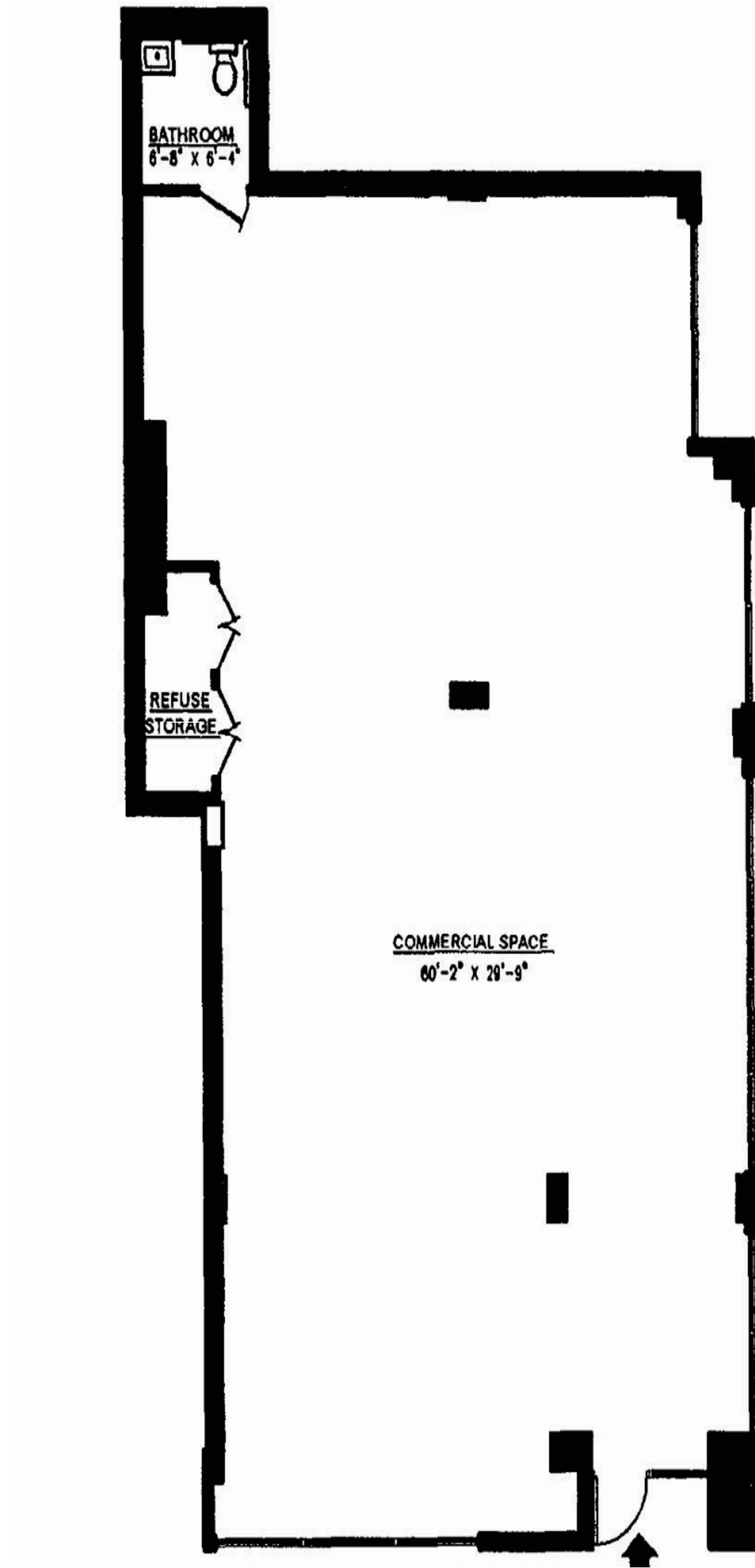
ARSEN ATBASHYAN

917-939-3760

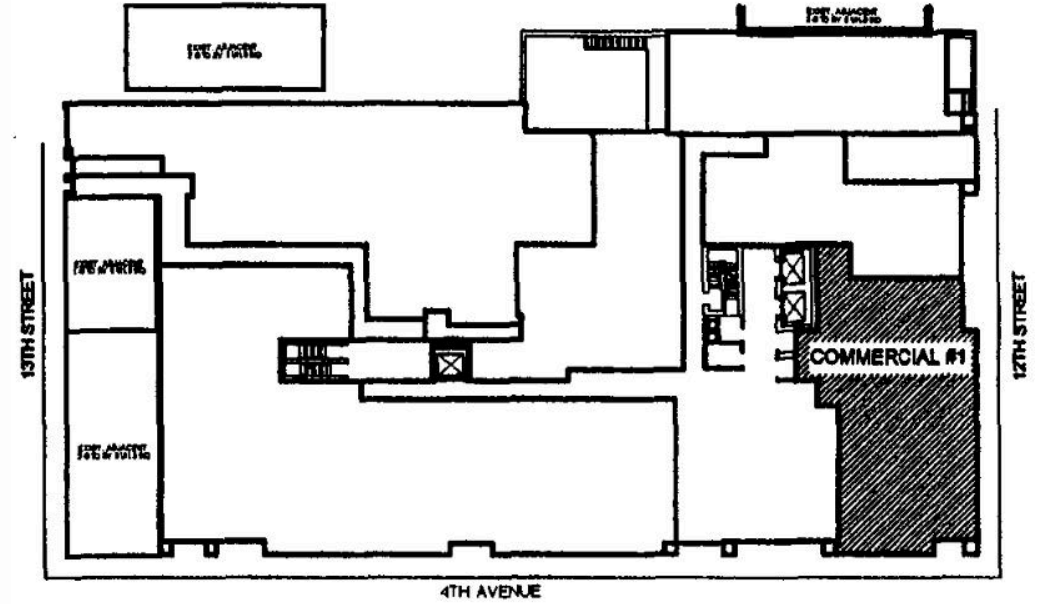
ARSEN@COMMERCIALACQ.COM

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





1ST FLOOR



12TH ST

4TH AVE



Certificate of Occupancy

CO Number: 301872490F

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: 01027	Certificate Type: Final
	Address: 500 FOURTH AVENUE	Lot Number(s): 35	Effective Date: 08/12/2010
	Building Identification Number (BIN): 3337708	Building Type: New	

For zoning lot metes & bounds, please see BISWeb.

B.	Construction classification: 1-C (1968 Code)
	Building Occupancy Group classification: J2 (1968 Code)
	Multiple Dwelling Law Classification: HAEA

No. of stories: 12	Height in feet: 120	No. of dwelling units: 156
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C.	Fire Protection Equipment: None associated with this filing.
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D.	Type and number of open spaces: None associated with this filing.
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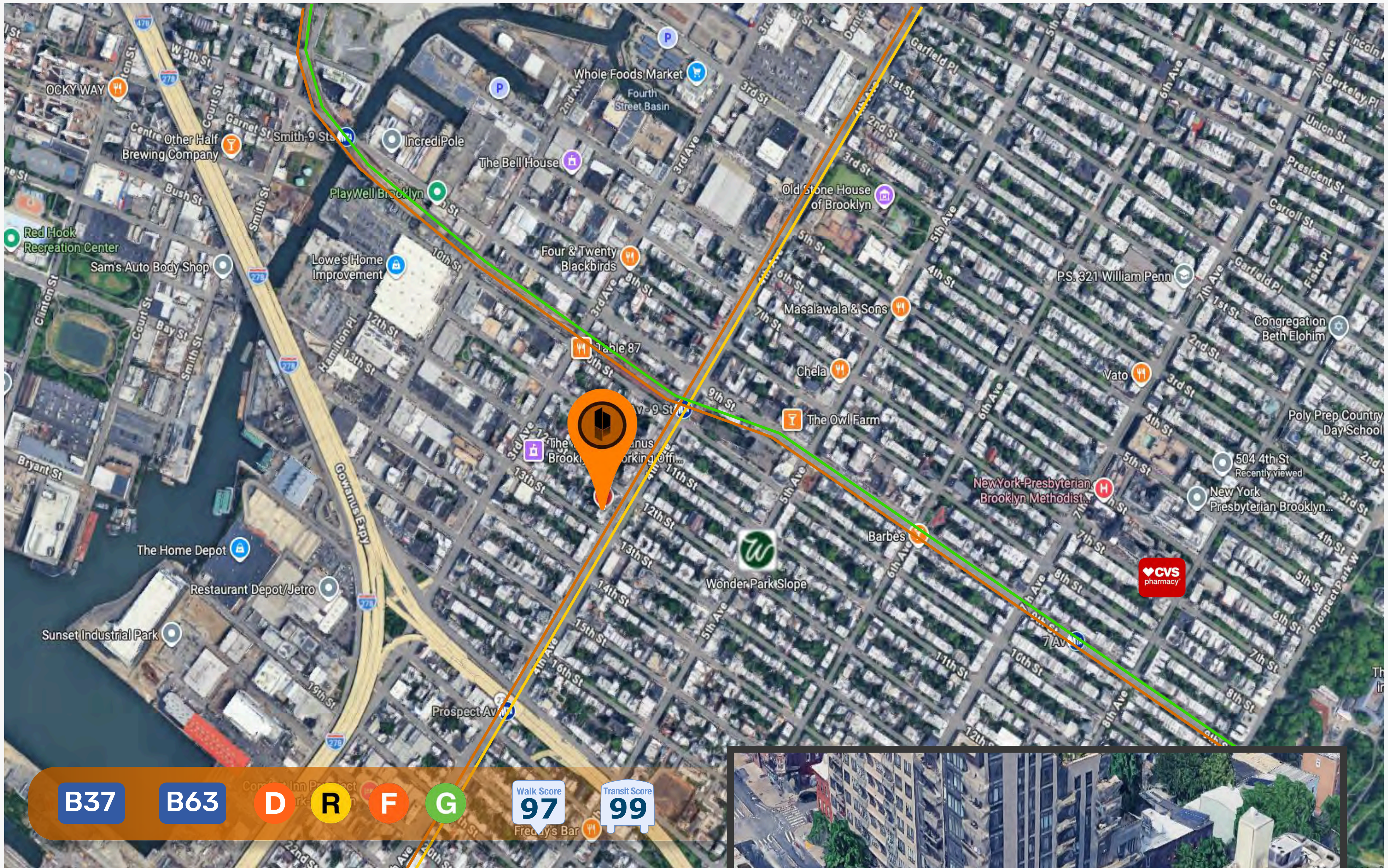
E.	This Certificate is issued with the following legal limitations: None
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001	158	100	B-2 C	2, 6	RETAIL STORE; AND RESIDNETIAL ACCESSORY STORAGE SPACE	
001		40	J-2	1	2	APARTMENT
001	30	60	F-3	2	ACCESSORY RESIDENTIAL RECREATION SPACE	
001	271	100	C	6	RETAIL STORE	
001	35	60	E	4	AMBULATORY DIAGNOSTIC OR TREATMENT HEALTH CARE FACILITY	

Borough Commissioner

Commissioner

DOCUMENT CONTINUES ON NEXT PAGE



**500 4TH AVE, BROOKLYN,
NY 11215**

PROPERTY COMMENTS

- 70' FRONTAGE WRAP AROUND
- BUILT IN 2010
- PRIME PARK SLOPE LOCATION
- GREAT SIGNAGE OPPORTUNITY
- CAN BE DELIVERED VACANT AT CLOSING
- PHARMACY MAY LEASE BACK SPACE
- LOCATED IN A HIGH-TRAFFIC AREA
- CLOSE TO PUBLIC TRANSPORTATION



SATELLITE VIEW

NEIGHBOURING TENANTS & AMENITIES



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