

PROPERTY DETAILS

LOCATION INFO

BETWEEN AVENUE P & QUENTIN ROAD

NEIGHBORHOOD

GRAVESEND

SIZE

2,200 SF

MAINTENANCE

\$947.91/MONTH

ASKING PRICE

~~**\$1,399,000**~~ **\$1,199,000**

BLOCK & LOT

6622-7501

ZONING

R4-1

TRANSPORTATION

B4

B6

B82

F

N

W

Q

Walk Score

94

Transit Score

94

COMMENTS

- NEWLY RENOVATED MEDICAL CONDO, MOVE-IN READY
- INCLUDES PARKING SPOT FOR DOCTOR
- SPACIOUS WAITING & RECEPTION AREA
- 2 EXAM ROOMS, 2 RECOVERY ROOMS, 1 PROCEDURE ROOM
- BREAK ROOM AND DOCTOR'S OFFICE
- 3 BATHROOMS
- CONVENIENTLY LOCATED NEAR THE BELT PKWY & PUBLIC TRANSPORTATION

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

LOCATION OVERVIEW



1642 W 9TH ST, BROOKLYN NY 11223



NEIGHBORHOOD
GRAVESEND



BLOCK & LOT
6622-7501



ZONING
R4-1

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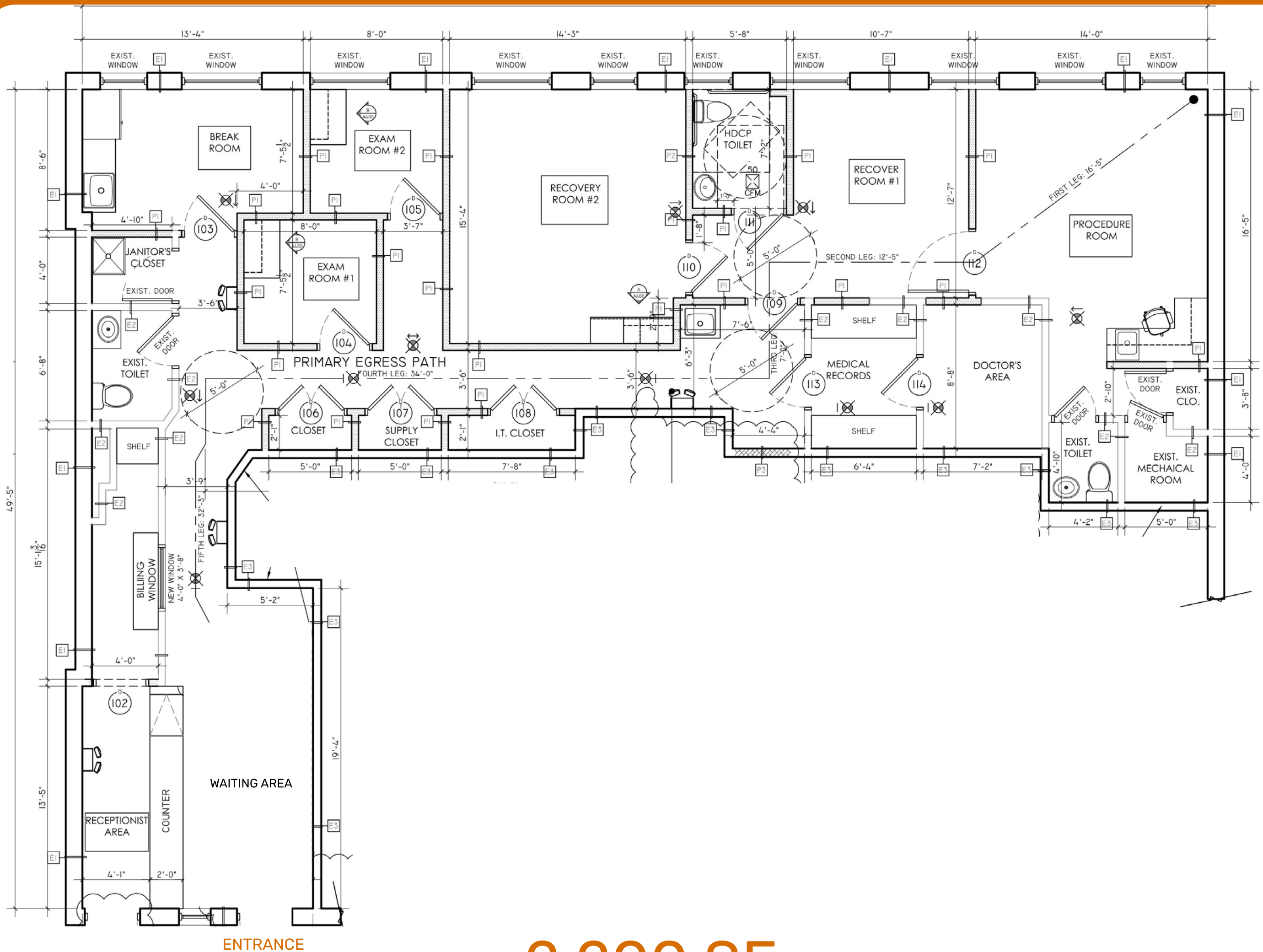
OFFICE PHOTOS



OFFICE PHOTOS



GROUND FLOOR PLAN



CERTIFICATE OF OCCUPANCY



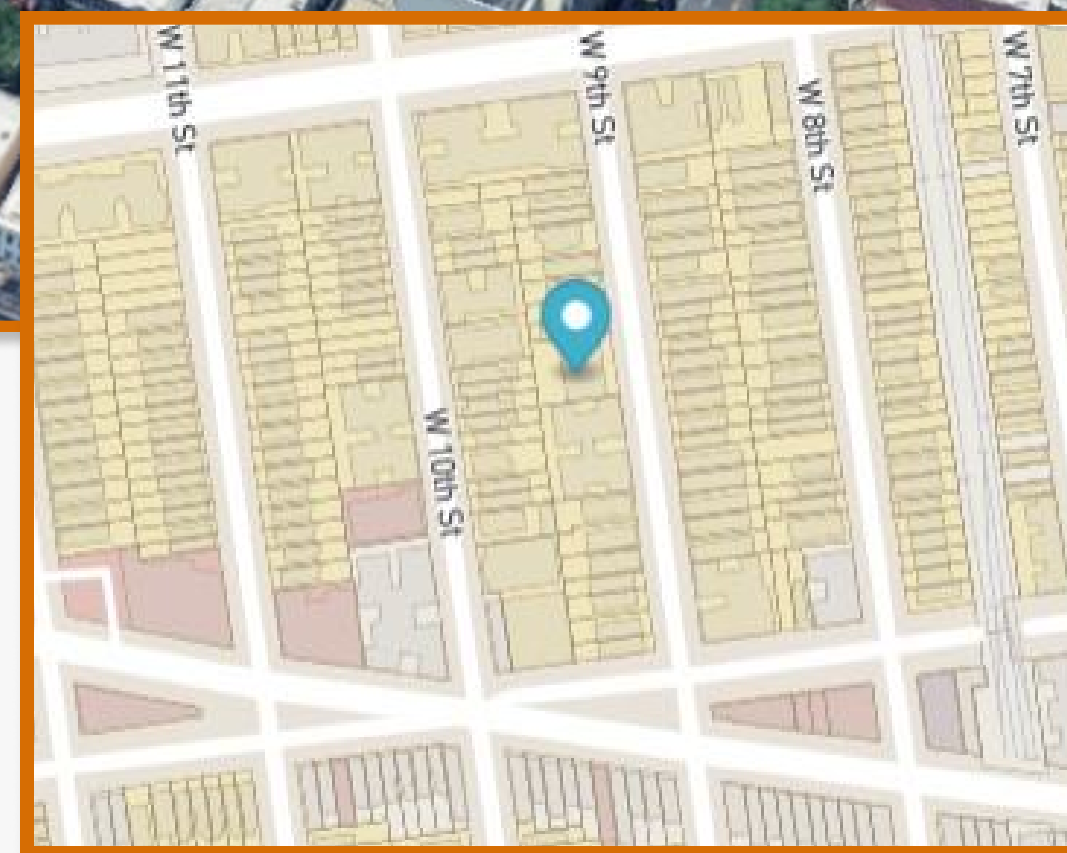
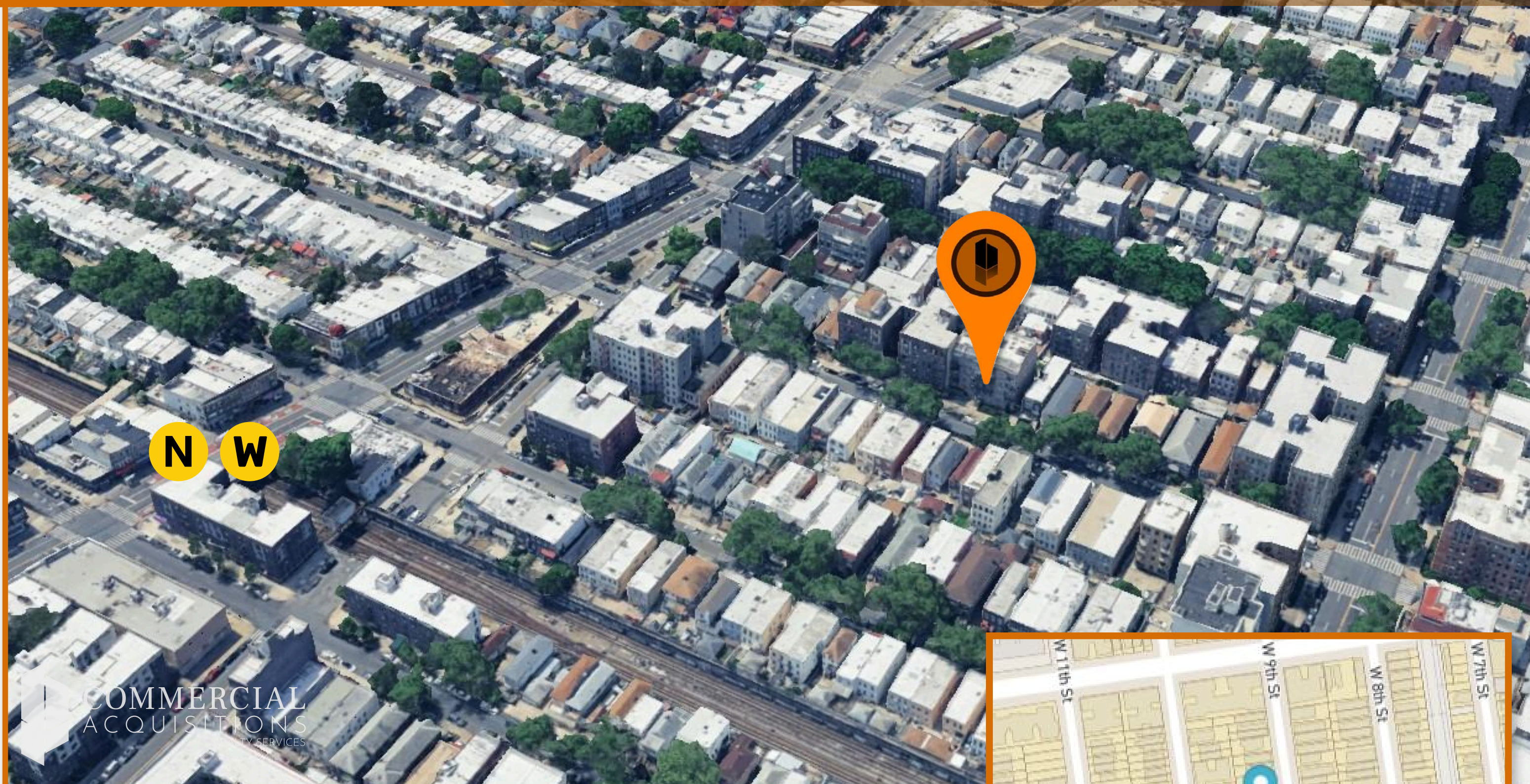
CERTIFICATE OF OCCUPANCY

BOROUGH of Brooklyn **DATE** JAN 27 2005 **NO.** 301510032 **ZONING DISTRICT** R6
 This certificate supersedes C.O. NO. **THIS CERTIFIES** that the new—altered—existing—building—premises located at
 1642 W. 9th St. **Block** 6622 **Lot** 22

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 HEREIN.

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS. PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING LIMITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
Cellar	OG					B-2	Accessory Use, Boiler Rm., Accessory Indoor Parking for 5 Cars
1	60	13			4	E	M.D. Office; Lobby Recreation Room One Class 'A' Apt.
2-5	40		1	3	2	J-2	4 Class 'A' Apts.
6	40		4	12	2	J-2	4 Class 'A' Apts.
OSP							Accessory Open Parking 7 cars.



CONTACT EXCLUSIVE BROKER



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