

BUILDING FOR SALE

Exclusive Listing / Commercial Acquisitions Inc.



101 AVENUE U, BROOKLYN, NY 11223

Btw W 9th St & W 10th St

ASKING PRICE

\$1,950,000

SIZE

3,600 SF

BUILDING - 20'x100'

LOT - 20'x100'

BLOCK & LOT

07096-0042

ZONING

R5B, C2-3

PROPERTY TAX

\$20,737

Highlights:

20' Frontage

Prime Location

Delivered Vacant

Steps To Train Station

Ideal For User Or Investor

Surrounded By Major Businesses

Full Size Basement

1st Floor - 2,000 SF

2nd Floor - 1,600 SF

Built In Handicap Lift

Fully Renovated

PROPERTY OVERVIEW

Office building for sale at 101 Avenue U, Brooklyn. The property is delivered vacant upon closing with an existing layout suitable for brokerage, administrative, or general office use. Ideal for an owner-user or investor seeking immediate occupancy or long-term upside in a high-traffic Brooklyn corridor.

The location benefits from strong visibility, convenient client access, consistent business activity, and ample street parking. The building also features an ADA-compliant elevator already in place, making it well-positioned for a variety of professional or service-oriented uses.

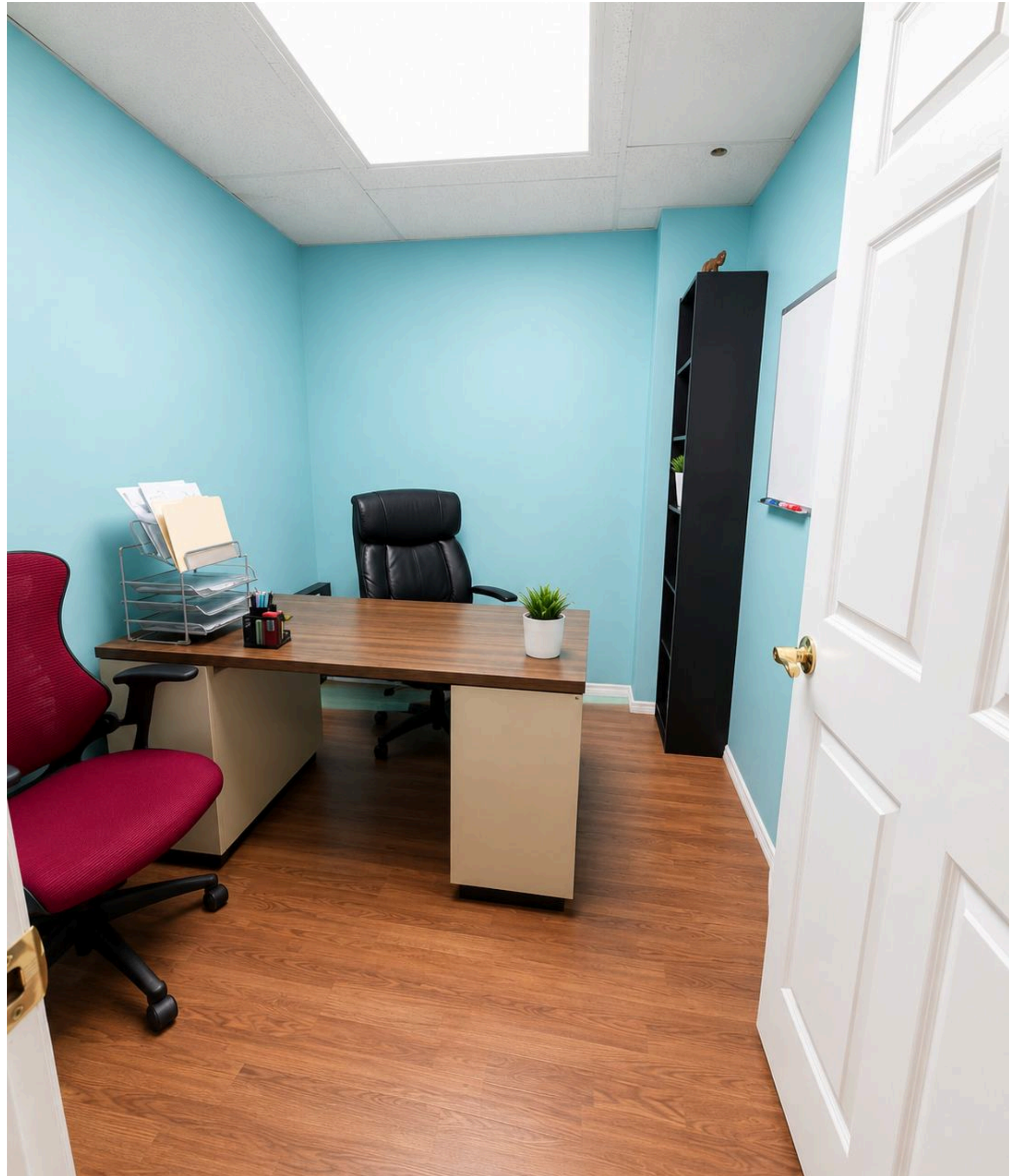
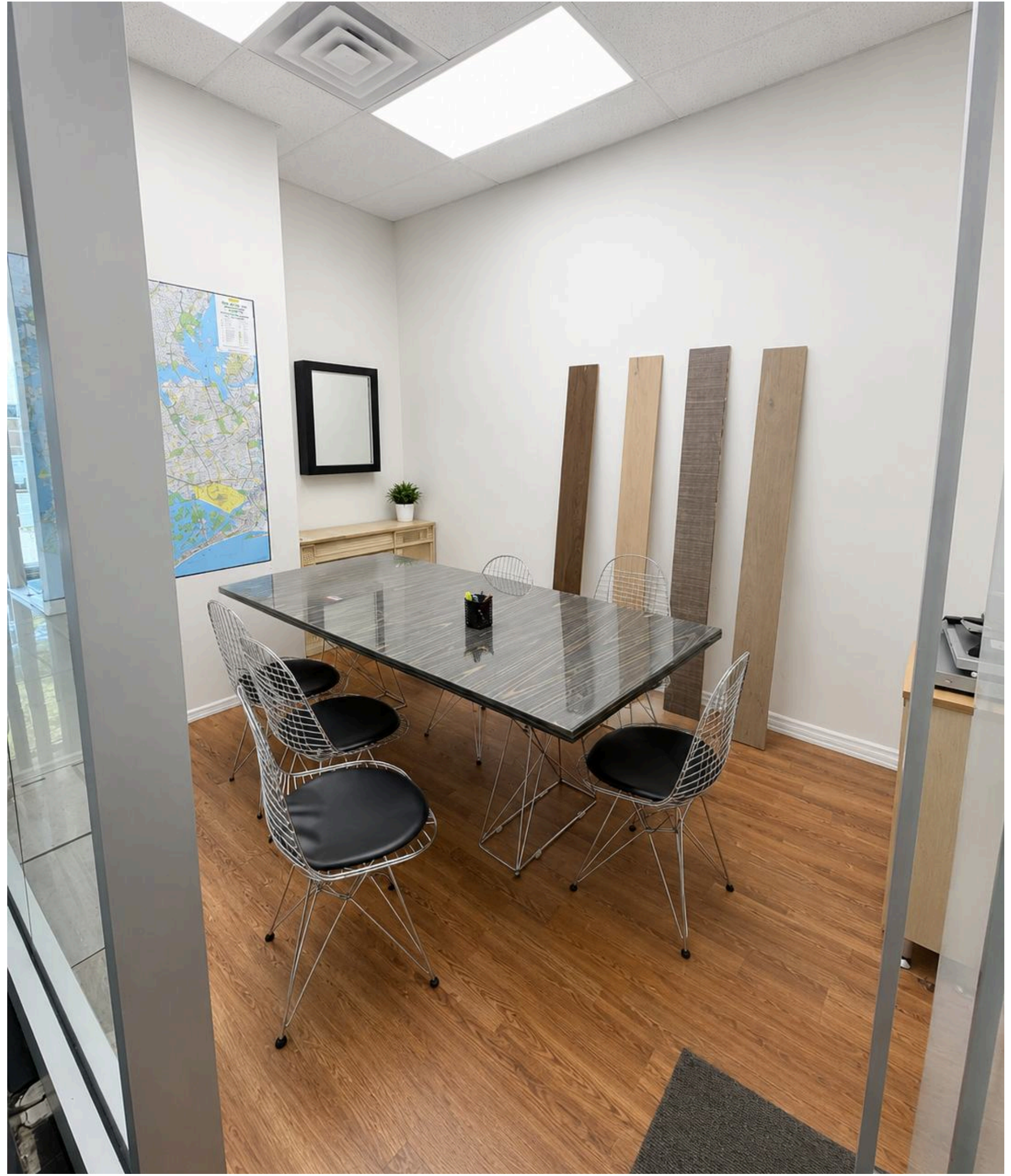
EXCLUSIVE BROKERS

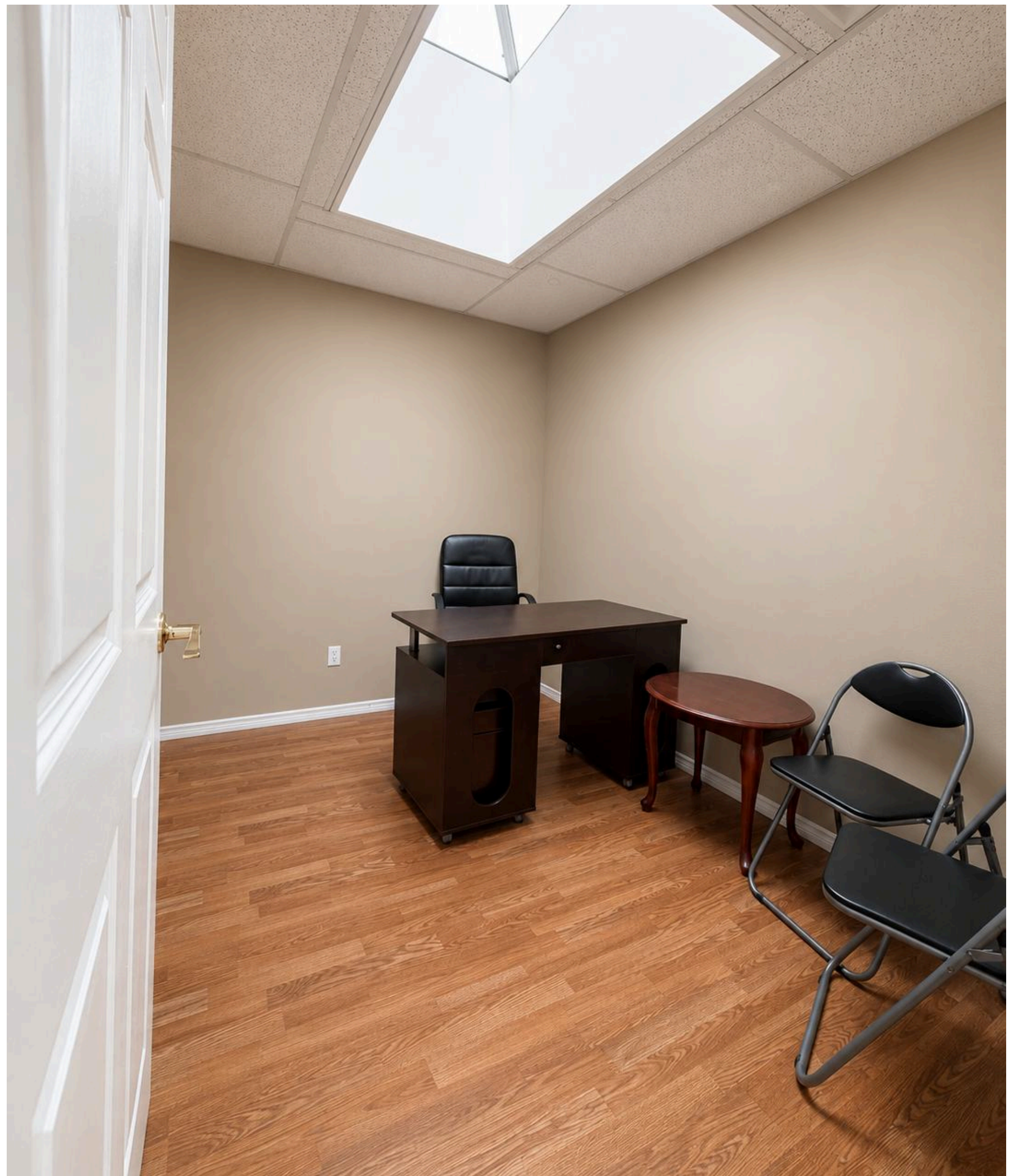
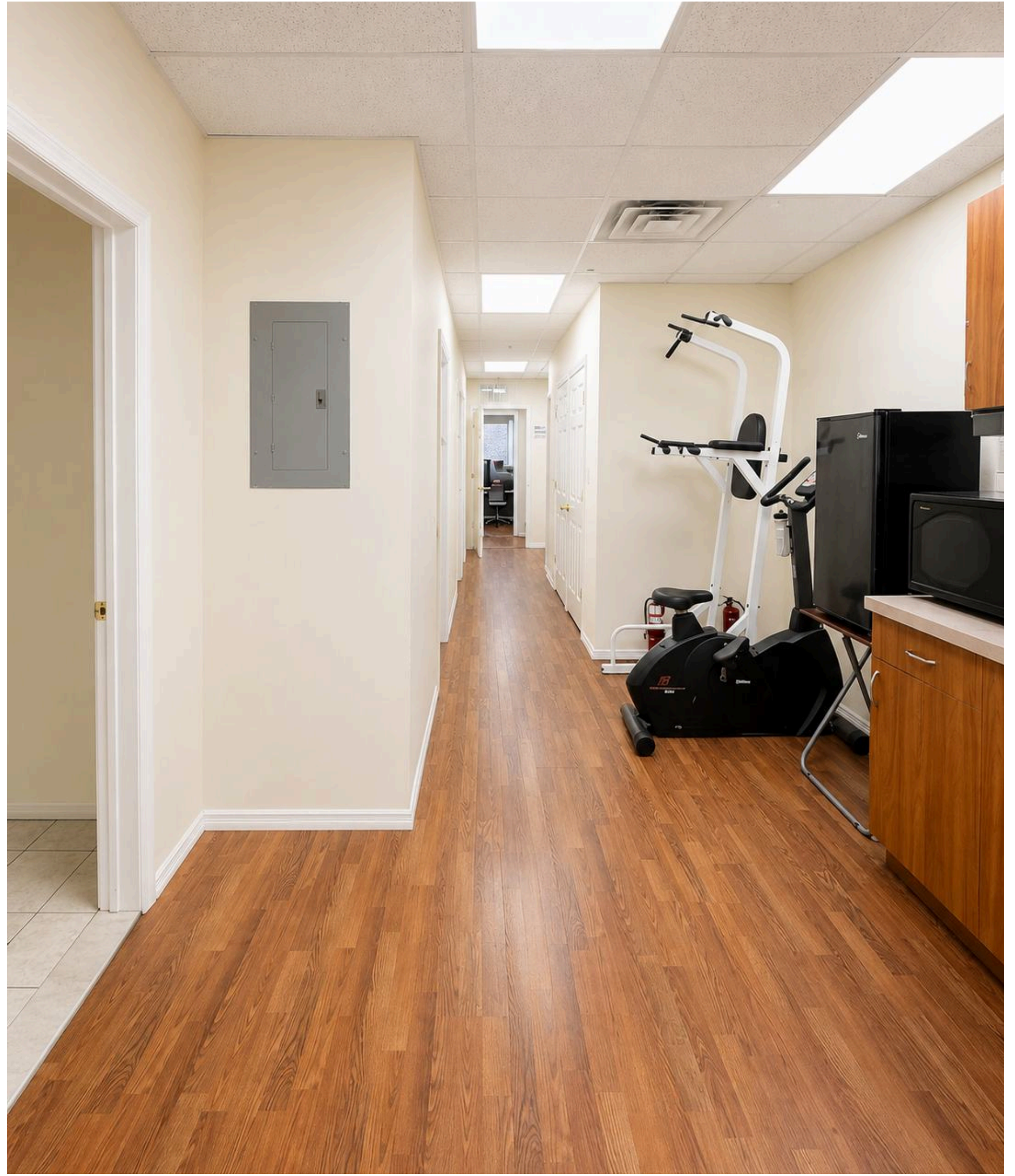
Vadim Atbashyan 516-852-1601 / Vadim@commercialacq.com

Arsen Atbashyan 917-939-3760 / Arsen@commercialacq.com

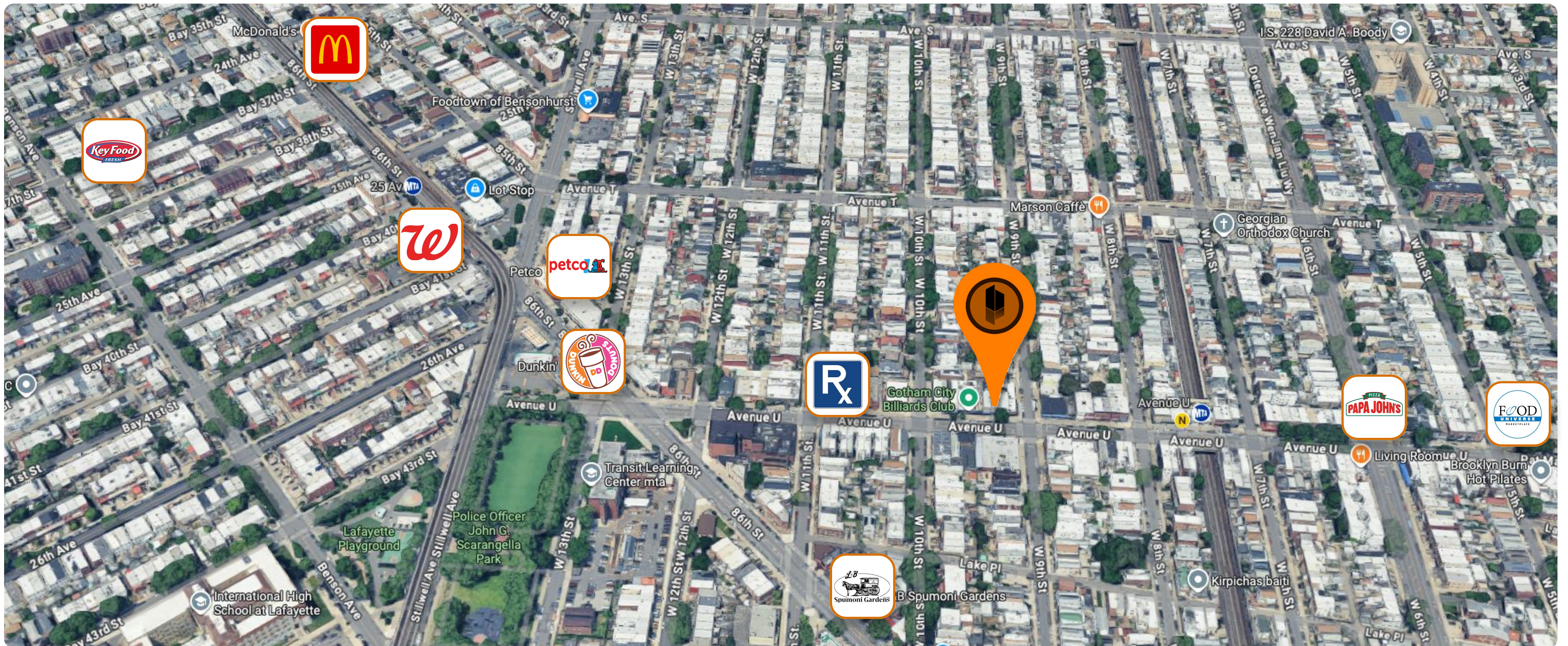
Commercial Acquisitions Inc.

718-517-8700 / commercialacq.com





AREA MAP



TRANSIT ACCESS

SUBWAY F, N, D - Lines

BUS B3, B1

CAR Close access to 86th St

TRAFFIC ANALYSIS

Foot Traffic:

~10,000 – 14,000 pedestrians/day

Traffic Type:

- 55% local residents
- 30% commuters
- 15% destination traffic



LEGAL DISCLAIMER

Commercial Acquisitions Inc. has made every effort to obtain the information regarding this listing 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. All financial projections, cap rate estimates, rental income assumptions, and appreciation forecasts contained herein are for illustrative purposes only and do not constitute a guarantee of future performance. Prospective purchasers are advised to independently verify all information of special interest to them, including but not limited to tax abatement status, frontage measurements, zoning compliance, and lease terms. ALL MEASUREMENTS ARE APPROXIMATE.



Certificate of Occupancy

CO Number: 301960457F

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: 07096	Certificate Type: Final
	Address: 101 AVENUE U	Lot Number(s): 42	Effective Date: 10/26/2007
	Building Identification Number (BIN): 3190963	Building Type: Altered	

For zoning lot metes & bounds, please see BISWeb.

B.	Construction classification: 1-C
	Building Occupancy Group classification: COM
	Multiple Dwelling Law Classification: None

No. of stories: 2	Height in feet: 23	No. of dwelling units: 5400
--------------------------	---------------------------	------------------------------------

C.	Fire Protection Equipment:
	None associated with this filing.

D.	Type and number of open spaces:
	Parking spaces (7)

Permissible Use and Occupancy

All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.

Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL		OG				ACCESSORY USE
001		50	E	1		OFFICE
002		50	E	1		COMMUNITY FACILITY

END OF SECTION

Borough Commissioner

Commissioner