

# RETAIL SPACE FOR LEASE

Exclusive Listing / Commercial Acquisitions Inc.



## 101 AVENUE U, BROOKLYN, NY 11223

Btw W 9th St & W 10th St

ASKING PRICE

**\$6,500/M**

SIZE

**2,000 SF**

BUILDING - 20'x100'

LOT - 20'x100'

BLOCK & LOT

**07096-0042**

ZONING

**R5B, C2-3**

FLOOR

**1ST FLOOR**

**Highlights:** 20' Frontage Prime Location Equipped For Real Estate Office High Traffic Area  
Great Signage Opportunity Surrounded By Major Businesses Full Size Basement

### PROPERTY OVERVIEW

Office space for lease at 101 Avenue U, Brooklyn, currently equipped as a real estate office. The space is delivered in functional condition with an existing layout suitable for brokerage, administrative, or general office use. Ideal for a tenant looking to move in quickly with minimal setup. The setup reduces upfront costs, while the high-traffic location supports visibility, client access, and steady business flow.

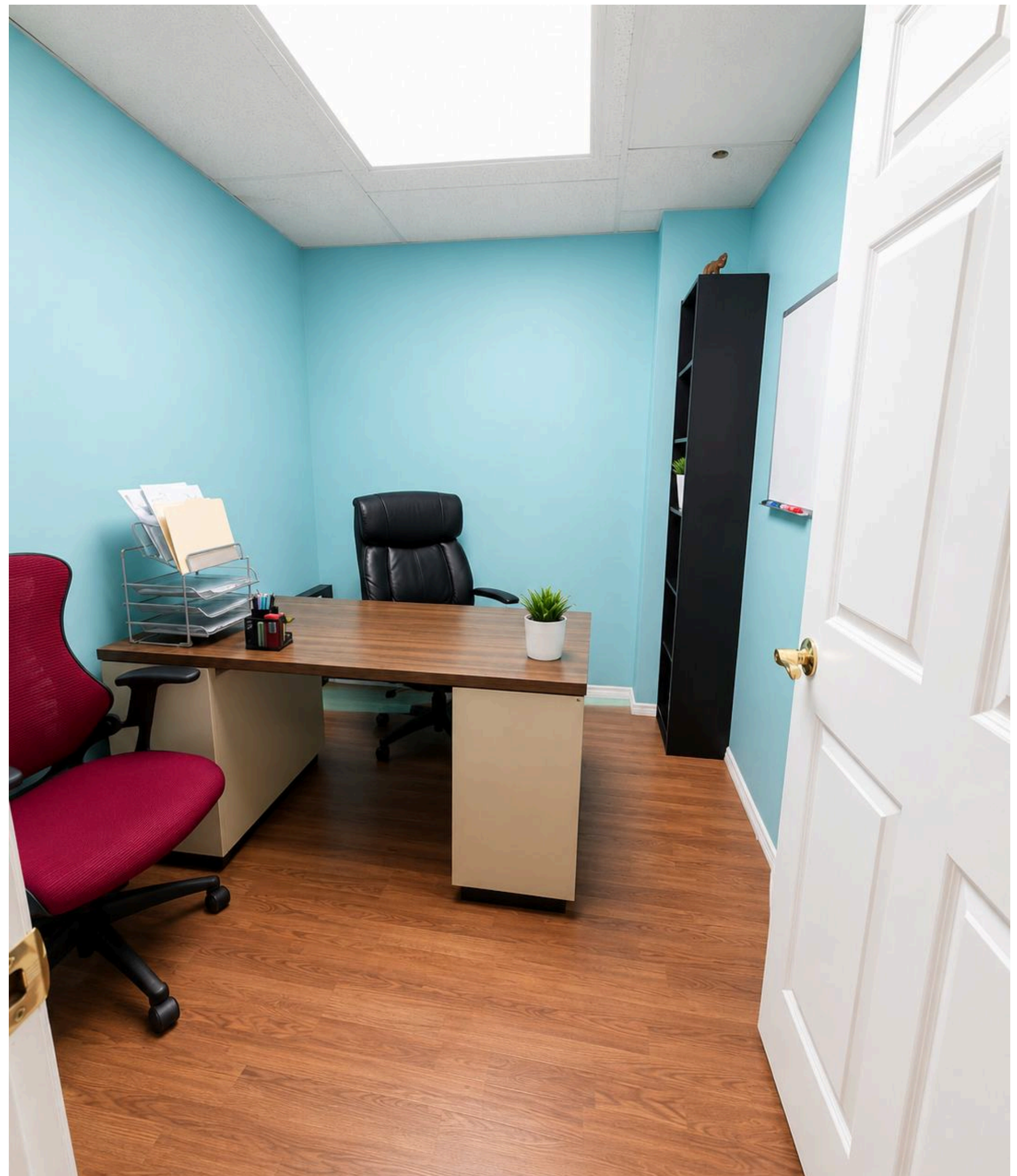
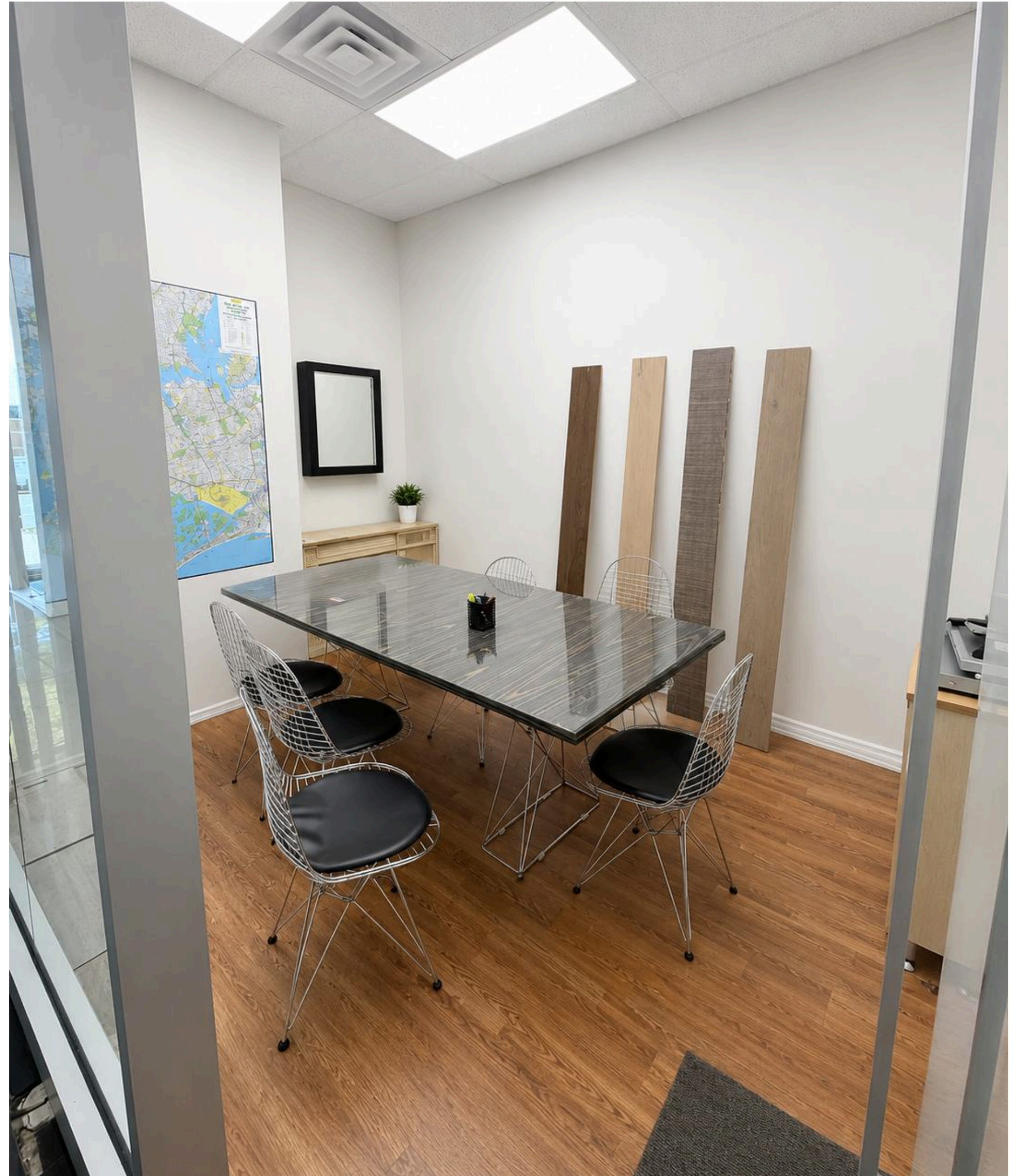
**EXCLUSIVE BROKER**

**Vadim Atbashyan**

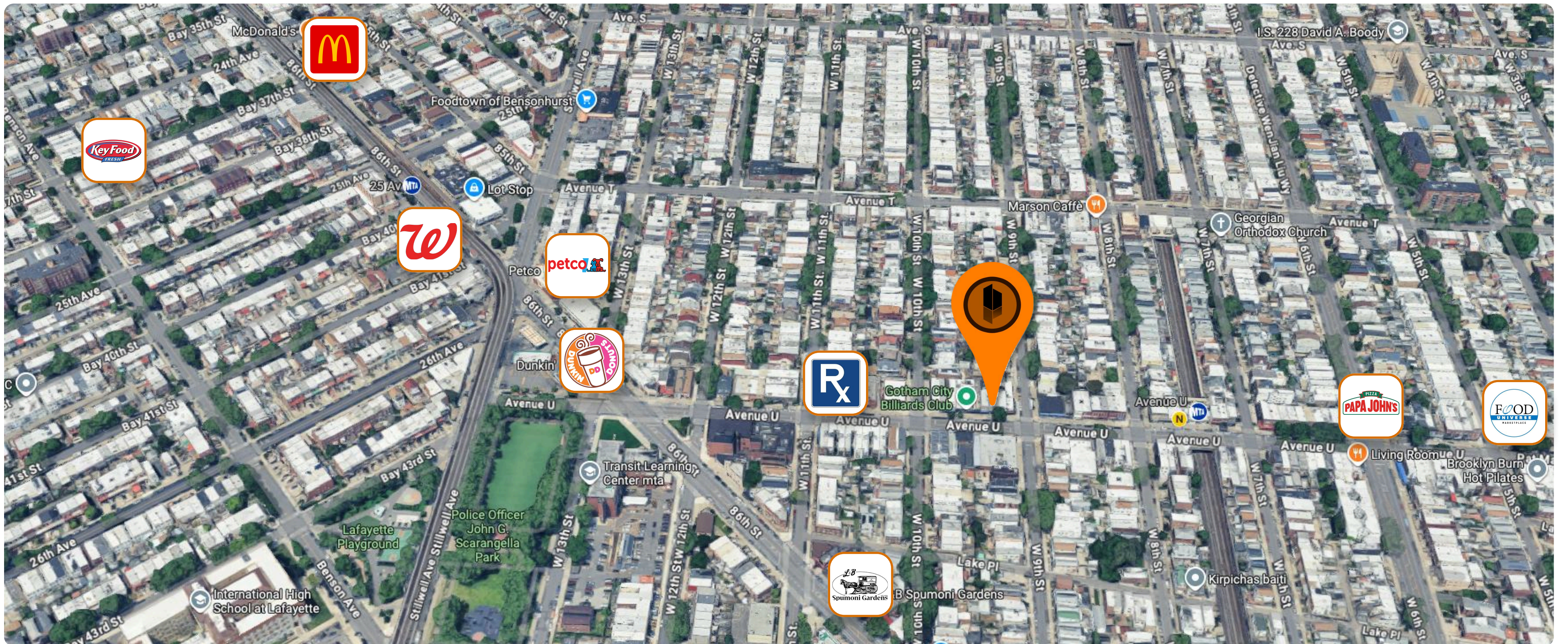
516-852-1601 / vadim@commercialacq.com

**Commercial Acquisitions Inc.**

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## 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.*

<b>A.</b>	<b>Borough:</b> Brooklyn	<b>Block Number:</b> 07096	<b>Certificate Type:</b> Final
	<b>Address:</b> 101 AVENUE U	<b>Lot Number(s):</b> 42	<b>Effective Date:</b> 10/26/2007
	<b>Building Identification Number (BIN):</b> 3190963	<b>Building Type:</b> Altered	

*For zoning lot metes & bounds, please see BISWeb.*

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

<b>No. of stories:</b> 2	<b>Height in feet:</b> 23	<b>No. of dwelling units:</b> 5400
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<b>C.</b>	<b>Fire Protection Equipment:</b> None associated with this filing.
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<b>D.</b>	<b>Type and number of open spaces:</b> Parking spaces (7)
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### 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
<b>END OF SECTION</b>						

Borough Commissioner

Commissioner