CROWN HEIGHTS, BROOKLYN, NY

797 STERLING PLACE

MOD



SPACE DETAILS

LOCATION
Between Rogers Avenue & Nostrand Avenue

SPACE
Ground Floor: 1,300 SF + Basement

FRONTAGE
20 Feet

POSSESSION
Immediate

ASKING RENT
Upon Request

NEIGHBORS
Crown Heights Educational Centers, Inc., Super Power, Union Market, Barboncino Pizza, The UPS Store, Lovelane BK, Brooklyn Pizza Crew, Major R. Owens Health Center, Brower Park, Union Market, Barboncino Pizza

TRANSPORTATION
2 3 4 5 S

COMMENTS
- Turnkey Daycare For Lease
- Large Backyard space
- Existing kitchenette and private offices
- Fully sprinklered with ADA accessibility
- Located in a dense residential neighborhood, surrounded by schools, medical offices, and neighborhood retail.
- Existing CO approved for:
  - Cellar: 10 children ages 2–6, plus 2 staff
  - First Floor: 11 children ages 6 months–2 years, OR 15 children ages 2–6, plus 4 staff

CONTACTS

MEYER DAGMY
718-249-3613
m@modcre.com

EDDIE MAMIYE
917-379-6719
e@modcre.com

MIKE SUTTON
917-588-1000
mike@modcre.com

2774 CONEY ISLAND AVE, BROOKLYN, NY 11235

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INTERIOR IMAGES









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BACKYARD IMAGE



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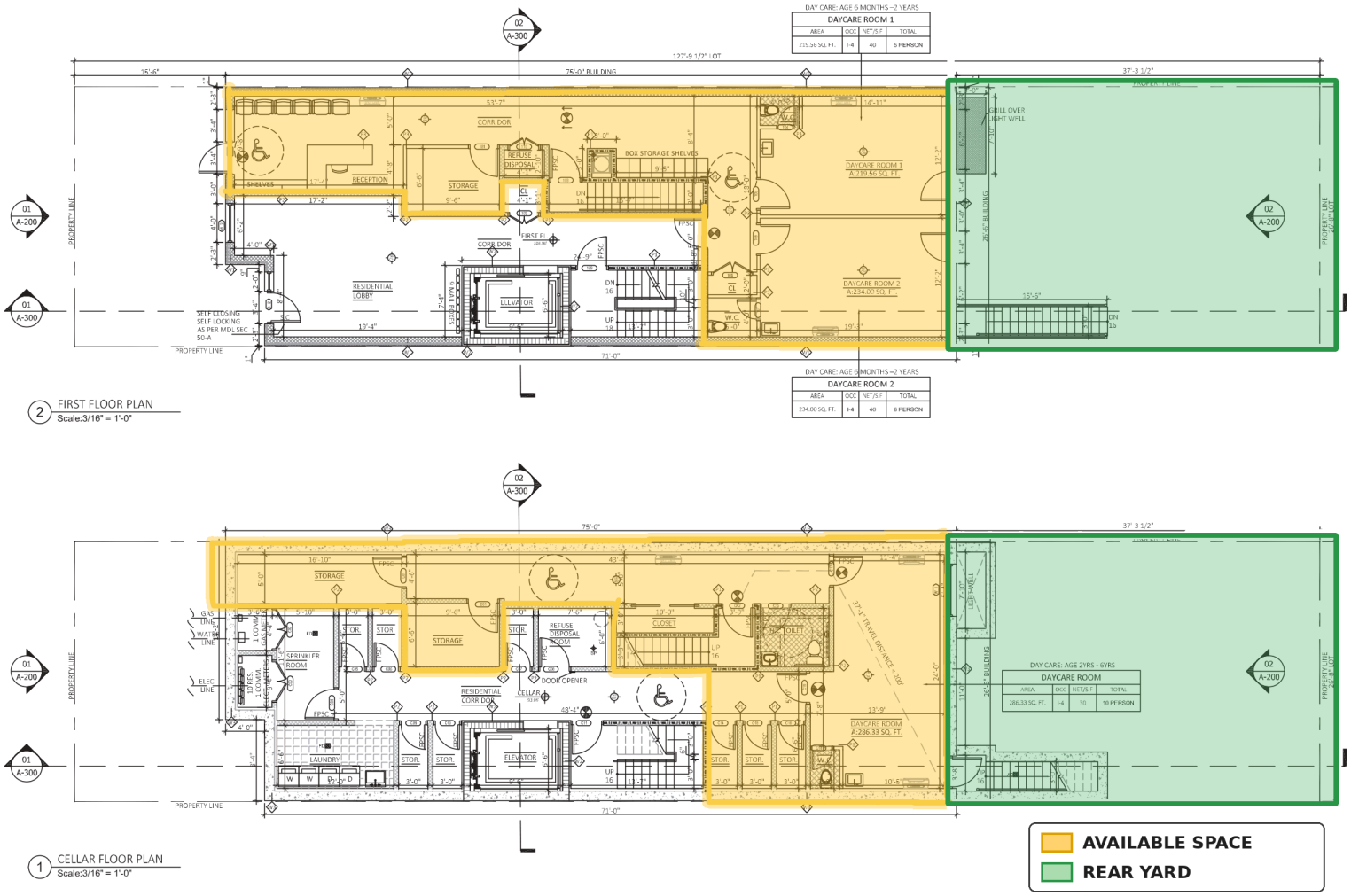
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FLOOR PLAN



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CERTIFICATE OF OCCUPANCY

NYC Buildings

Certificate of Occupancy

CO Number: 320909745F

Permissible Use and Occupancy

All Building Code occupancy group designations below are 2008 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	12	OG	R-2 I-4		2B, 3	ORDINARY USE,UTLITIES, METER ROOMS, STORAGE ROOMS, LAUNDRY ROOM, DAYCARE ROOM FOR 10 KIDS AGES 2-6 YEARS PLUS 2 STAFF.
001	19	100	R-2 I-4		2B, 3	RESIDENTIAL LOBBY, DAYCARE ROOMS FOR 11 KIDS AGES 6 MONTHS TO 2 YEARS PLUS 4 STAFF OR 15 KIDS AGES 2 TO 6 YEARS PLUS 4 STAFF.
002		40	R-2	2	2A	TWO CLASS " A" APARTMENTS.
003		40	R-2	2	2A	TWO CLASS " A" APARTMENTS.
004		40	R-2	2	2A	TWO CLASS " A" APARTMENTS.
005		40	R-2	2	2A	TWO (2) CLASS "A" DWELLING UNITS
006		40	R-2	1	2A	ONE (1) CLASS "A" DWELLING UNIT, MECHANICAL ROOM, ROOFTOP RECREATION SPACE 325 SF.
RO F		100	R-2		2B	ELEVATOR BULKHEAD, STAIR BULKHEAD, CONDENSING UNITS.

TOTAL: 6 STORY & CELLAR MIXED USE BUILDING, TOTAL OF 9 RESIDENTIAL DWELLING UNITS. ZONING EXHIBITS I & III RECORDED AT CITY REGISTERS OFFICE UNDER CFRN #2016000189402, 2016000189401

END OF SECTION

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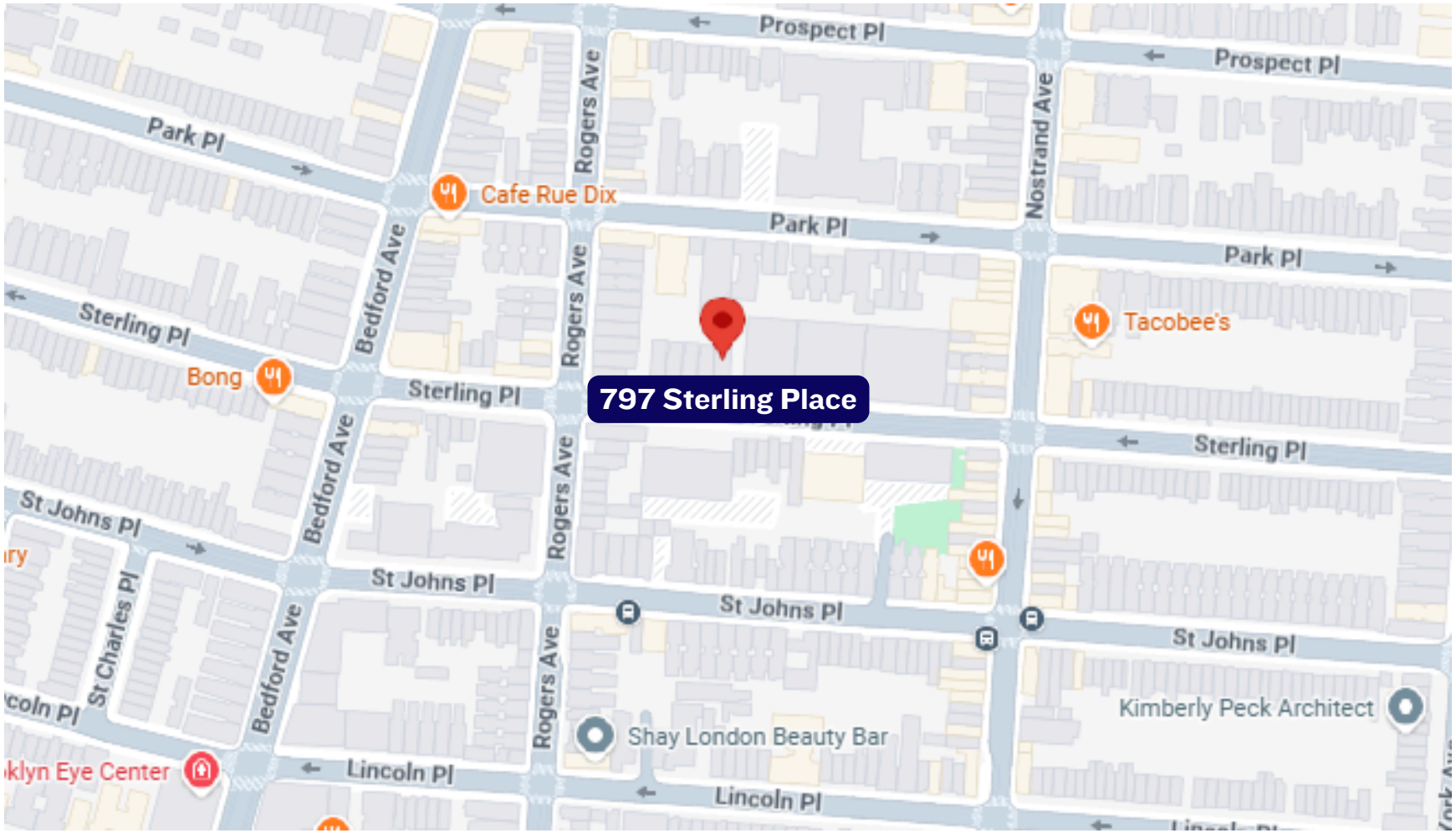
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AREA MAP



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