

\$6,000 - 2833 Ocean, Brooklyn

MLS® #496796

\$6,000

0 Bedroom, 0.00 Bathroom, 1,540 sqft
Commercial Lease

N/A, Brooklyn, New York

Prime Medical Office Opportunity: Brighton
Beach, Brooklyn

Property: Dedicated Medical Suite (6 Patient
Rooms)

Location: 2833 Ocean Pkwy, Brooklyn, NY
11235 (Brighton Beach)

The Office: Optimized for Patient Flow

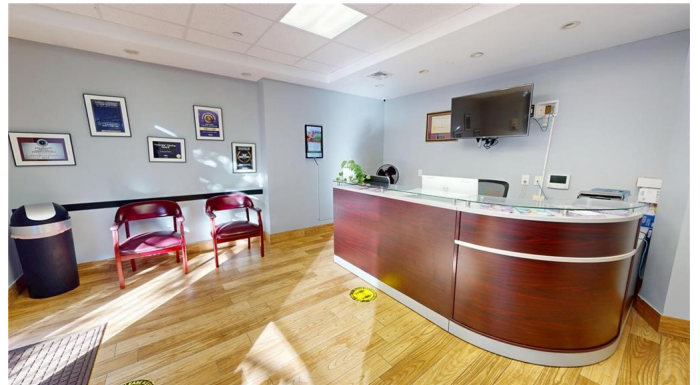
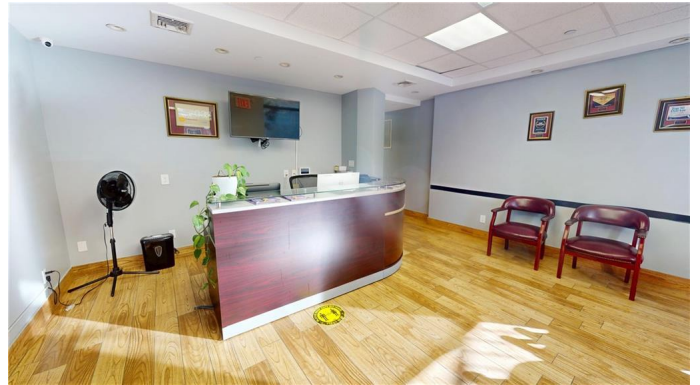
This turn-key medical suite is optimized for high patient throughput and efficiency. The interior features an inviting waiting area, a dedicated patient bathroom, and six private patient examination/consultation rooms. This six-room layout is perfect for maximizing volume, supporting multiple providers, or integrating specialized services (diagnostics, physical therapy) within a single, streamlined footprint.

The Location: Unmatched Accessibility and
Patient Density

Located in the vibrant, densely populated Brighton Beach community, 2833 Ocean Parkway guarantees a built-in patient base due to high residential density and consistent commercial foot traffic.

Key Advantages:

Transit Paradise: Accessibility is paramount for medical practices. The office holds a "Rider's



Paradise" Transit Score, offering immediate access to the Q Subway (Ocean Parkway stop) and nearby B/Q trains. Multiple bus lines ensure easy travel for all patients, including the elderly or mobility-challenged.

Community Anchor: Surrounded by diverse retail, local restaurants, and major institutions (Abraham Lincoln HS, P.S. 253), this mixed-use environment maximizes visibility and establishes the office as a central community resource.

Healthcare Hub: Strategic proximity to major medical infrastructure, including Coney Island Hospital, is invaluable for seamless coordination of emergency services, inpatient referrals, and shared professional networks.

This is a rare rental opportunity for all medical professionals—from primary care to specialty clinics—seeking an accessible, efficiently designed space in a high-demand Brooklyn neighborhood.

Essential Information

MLS® #	496796
Price	\$6,000
Bathrooms	0.00
Square Footage	1,540
Type	Commercial Lease
Sub-Type	Office
Status	Active

Community Information

Address	2833 Ocean
Area	Brighton Beach
Subdivision	N/A
City	Brooklyn
County	Kings (Brooklyn)

State	New York
Zip Code	11235

Additional Information

Date Listed	October 21st, 2025
Days on Market	5

Listing courtesy of RE/MAX Edge

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