Prime Midwood Corner - Development Site For Sale
1938 Coney Island Avenue, Brooklyn, NY 11230

MNS
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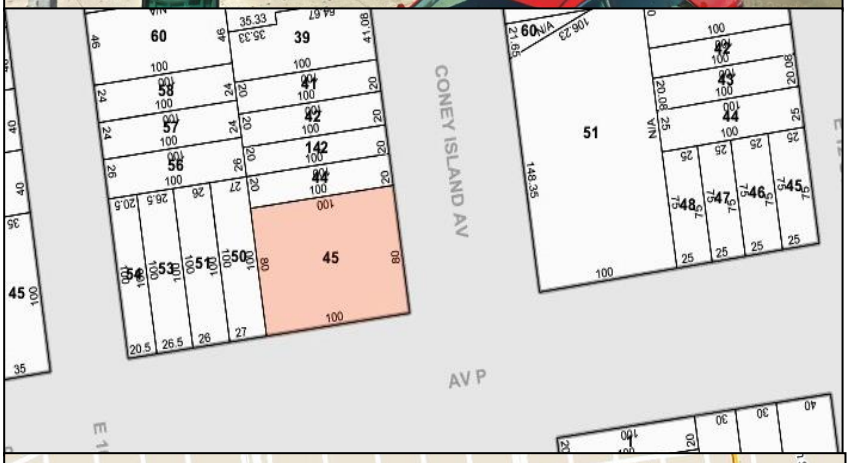

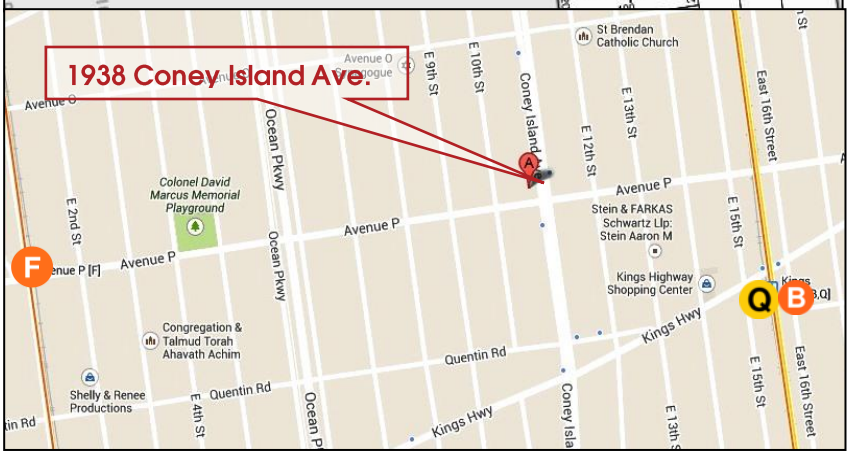

PROPERTY DETAILS

BLOCK & LOT:	**6617-0045**
ZONING:	**C8-2/OP**
FAR:	**2.0**
LOT DIMENSIONS:	**80' x 100'**
LOT AREA:	**8,000 SF**
BUILDABLE SF:	**16,000**

PROPERTY HIGHLIGHTS

- 1938 Coney Island Avenue is a prime development site on the corner of Coney Island Avenue and Avenue P. Delivered vacant, the property is within walking distance to the Q, B & F Trains.
- The zoning is ideal for this location. C8-2/OP permits the construction of automotive facilities such as carwashes, repair shops, car rental shops, etc. Coney Island Avenue is a major throughway that sees countless vehicles daily.
- The zoning permits is perfect retail businesses as well. The direct area around 1938 is also a bustling retail corridor flooded with residents enjoying access to Staples to Jennifer Convertibles, from Walgreens to Dunkin Donuts.

Owner is accepting offers. If you are interested in submitting an offer (minimum bid $2.75 million) please send it via email by Friday October 4, 2013 and include; price, due diligence, deposit, anticipated closing, any contingencies you may have.

For More Information Please Contact:
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Investment Sales & Advisory
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The information provided herein has either been given to us by the owner of the property or was obtained from sources we deem reliable. We do not guarantee the accuracy of any information or that the subject property will sell for the suggested asking price. All zoning, existing square feet of buildings, available buildable square feet, permitted uses and any other information provided herein must be independently verified. The value of any real estate investment is dependent upon a variety of factors including income, vacancy rates, expense estimates, tax brackets and general market assumptions, all of which should be evaluated by your tax advisor and/or legal counsel. The estimates and assumptions provided herein are based on the subject property containing no environmental contamination. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN