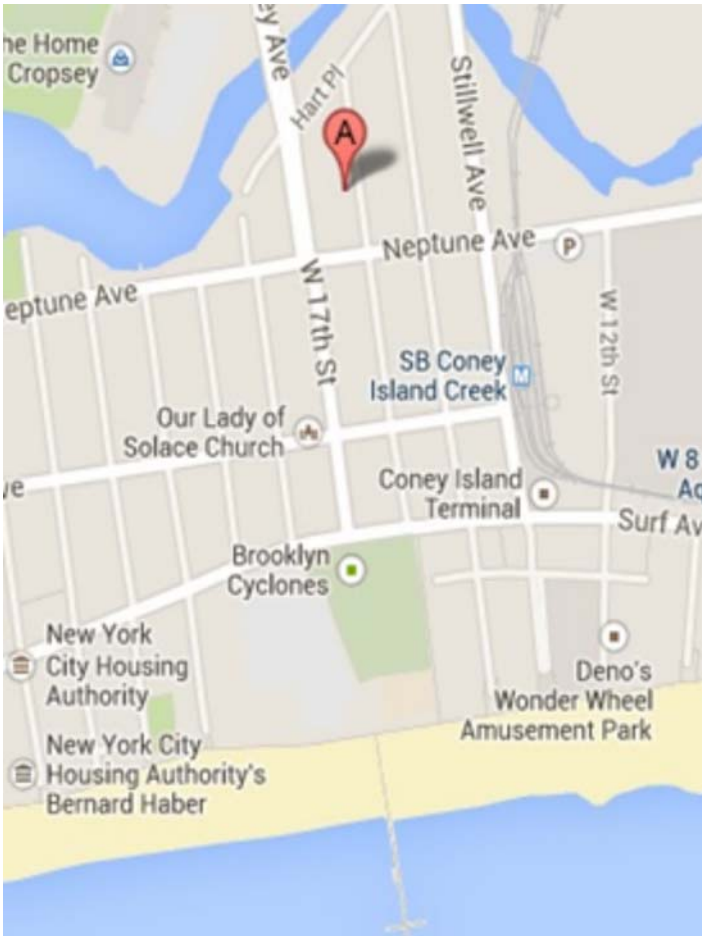


Prime Coney Island Multifamily Building for Sale

2744 W. 16th Street, Brooklyn, NY 11224



PROPERTY & BUILDING OVERVIEW

BLOCK & LOT:	06995-0090
ZONING:	M1-2/CO
FAR:	2
STORIES / UNITS	3/8
PARKING SPACES:	5
BUILDING DIMENSIONS:	50' x 63'
RESIDENTIAL SF:	6293 SF
LOT AREA:	4753 SF
LOT DIMENSIONS:	40' x 118.83'
INCOME:	\$154,800
PROPERTY TAXES:	(\$4000+-)
EXPENSES:	(\$14,800+-)
NOI:	\$100,000

PROPERTY HIGHLIGHTS

Affordable, luxury multifamily building in historic Coney Island. 8 exquisitely designed (2-1 bedroom and 6-2 bedroom) units with top quality interior finishes, granite kitchen counter-tops, granite stone floors, hardwood floors, Jacuzzi tubs, washer/dryer hookups and stainless steel appliances. Some units also come with a rooftop deck. Parking available. Close to the D, N, Q and F trains, beaches, buses, shopping and main attractions. 15 year tax abatement.

Asking Price: \$2,150,000

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189 8th Avenue, New York, NY 10011

Gramercy Park 212.475.9000
115 East 23rd Street, New York, NY 10010

Williamsburg 718.222.1545
165 Bedford Avenue, Brooklyn, NY 11211

Williamsburg 718.222.0211
40 North 6th Street, Brooklyn, NY 11249