



3139 Coney Island Ave

3139 Coney Island Ave, Brooklyn, NY 11235

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\$1,799,000

Extremely rare, and well-maintained, mixed-use corner building (built 20'x72') with private parking. The ground floor contains 3 retail units, all occupied by long-term tenants. The entire 2nd level features an enormous 2bd/2ba residential unit that's fully vacant and measures 1,200 square feet. One of the most unique and welcome features of this building is a large terrace off of the apartment living room. From the terrace there's also a staircase leading up to the brand-new roof where you can potentially make use of an additional 1,500 square feet of outdoor space. There's also a vacant, unfinished, full basement with high ceilings and a separate entrance offering the flexibility of additional income, or for use with the residential unit to combine for nearly 2,500 square feet of indoor space for the next owner/occupant. This building truly is a rare opportunity where someone's creativity and unique individual needs can be accommodated. All tenants are current with their rent and would be happy to sign new leases. Possible to deliver one or more units vacant as well. This is a perfect opportunity for owner/operators and investors alike. The location offers unmatched visibility for the already busy area with consistently high vehicular and foot traffic passing by. Located just minutes from the beach, Boardwalk, and the always bustling Brighton Beach Avenue, the location also features very easy access to the Belt Parkway as well as the B & Q subway lines. When combined with the solid tenants, reliable income, and generous R6 zoning, the potential for this perfectly priced investment property simply cannot be beat. Listed Exclusively. PLEASE DO NOT APPROACH THE TENANTS....

- High foot and vehicular traffic location.
- Steps from Brighton Beach Avenue, the Boardwalk & the beach.
- Private parking space.



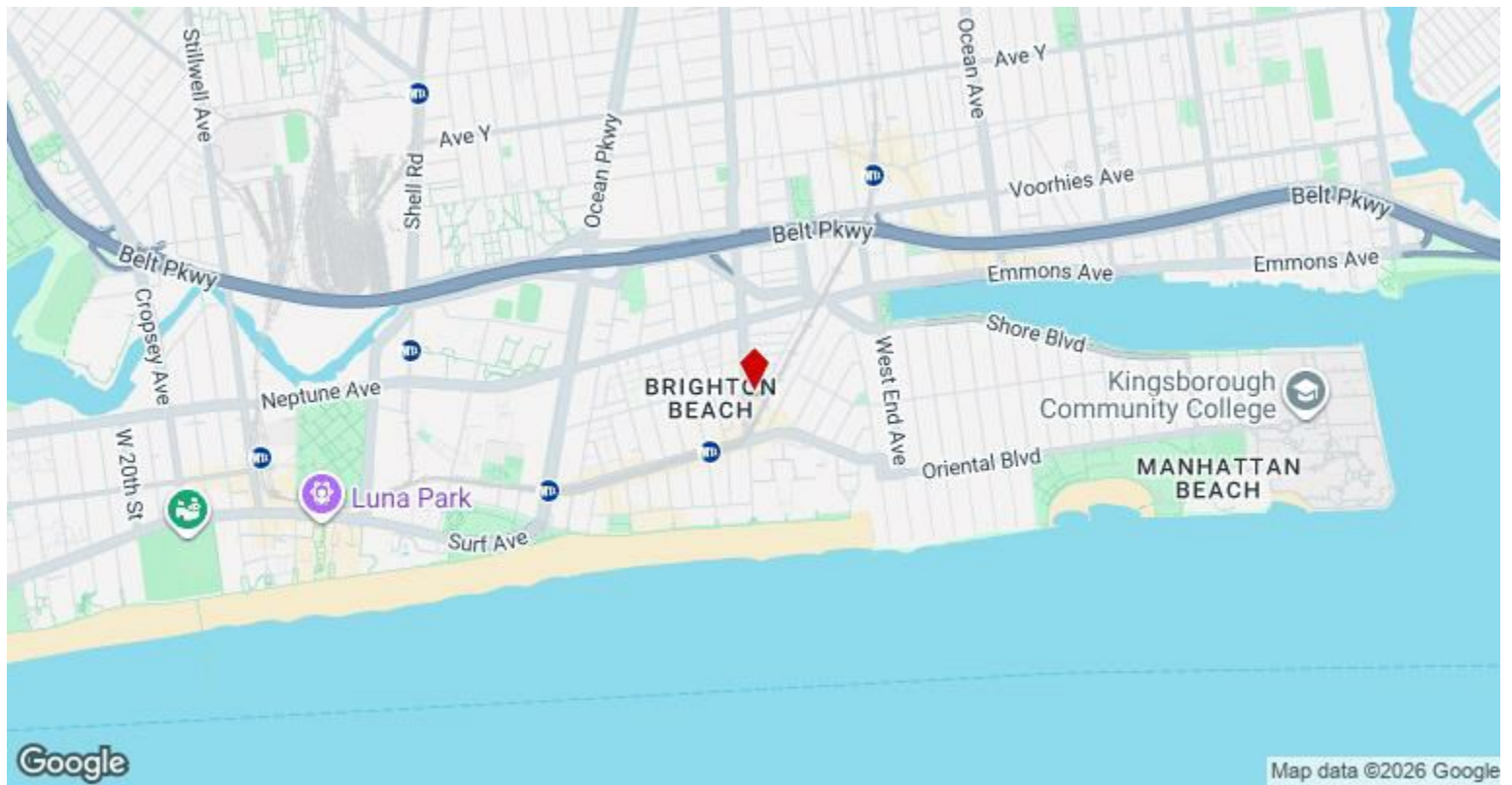
Price:	\$1,799,000
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Building Class:	C
Sale Type:	Investment or Owner User
Cap Rate:	6.33%
Lot Size:	0.04 AC
Gross Building Area:	2,880 SF
No. Stories:	2
Year Built:	1930
Tenancy:	Multi
Parking Ratio:	0.35/1,000 SF

Zoning Description: R6/C1-2

APN / Parcel ID: 08706-0042

Walk Score ®: 100 (Exceptionally friendly)





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Property Photos



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