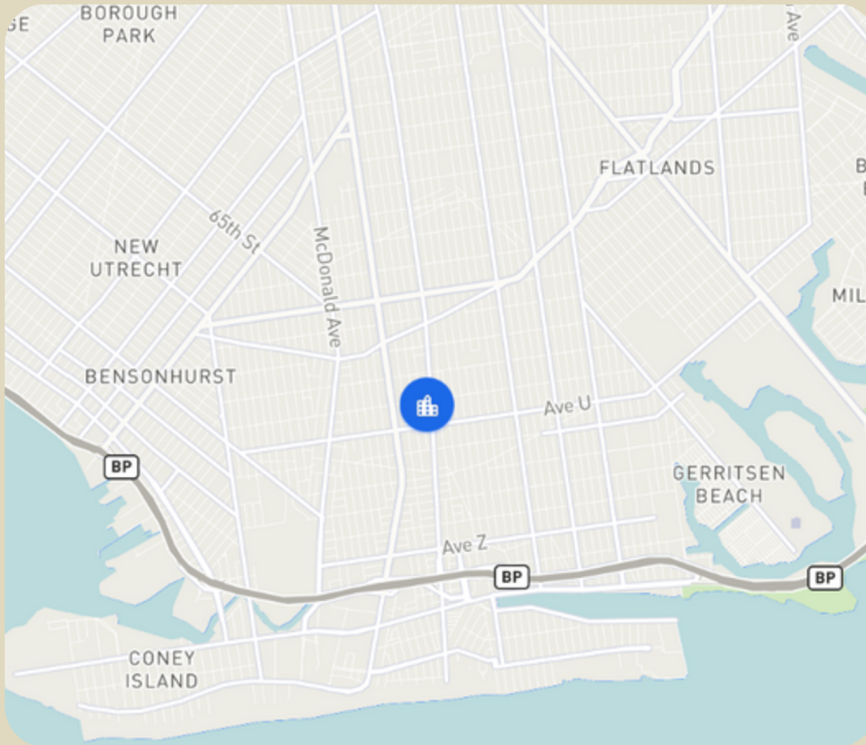


# 2334 Coney Island Ave South Brooklyn





## 2334 Coney Island Ave

- Location: South Brooklyn
- Property Type: Retail
- Property Subtype: Storefront Retail/Office
- Building Size: 12,000 sqft
- Building Class: B
- Year Built: 2008
- Building Height: 3 Stories
- Building FAR: 1.53
- Land Area: 0.18 Acres
- Zoning: C8-2
- Frontage: 40 feet on Coney Island Avenue
- Lot Size: 40x133 ft
- 1,320 sqft backyard

Located in a densely populated area of South Brooklyn, this facility offers a prime opportunity to lease a private, turn-key commissary space in the basement. Ideal for catering, bulk prep, or direct-to-consumer use, the space has potential to be certified kosher to meet diverse market needs. With top-tier infrastructure and easy access to local boroughs, this is a perfect location for food businesses looking to scale.

# GHOST KITCHENS

**19 COMMERCIAL KITCHENS ON THE GROUND AND 2ND FL**  
**200 SQUARE FEET EACH ROOM**  
**FULLY VENTED WITH GAS**  
**BATHROOM, WALK IN BOXES, HALLWAY, TRASH ROOM...**

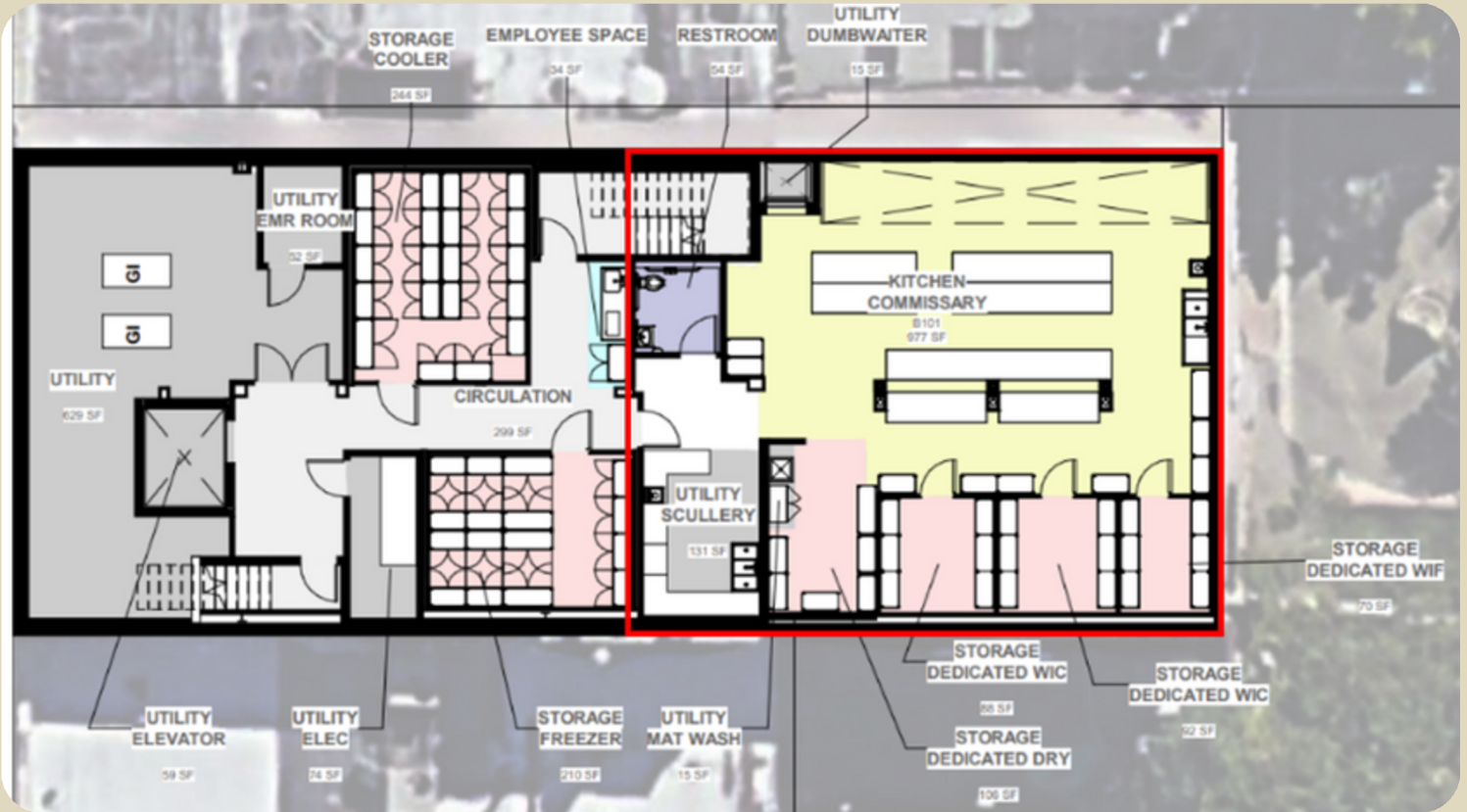


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# COMMISSARY KITCHEN



## Infrastructure

- Extraction & ventilation
- Gas & interlock system
- Industrial boiler
- Non-slip floor
- Hygienic walls / skirting
- Commercial high power lighting
- Grease traps

## Utilities

- Gas points
- High power lighting
- Cold/hot water lines
- Air conditioning
- Gas/fire safety system
- Wifi

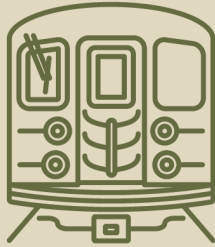
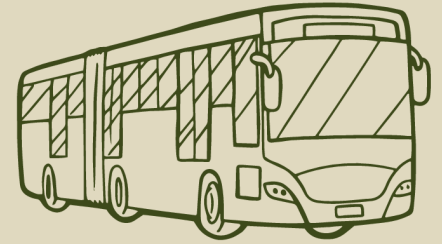
## Need help getting started?

### CloudKitchens also offers...

- **In-house Design Team & Architects:**  
Our in-house architects and design team optimize your space tailored to your operational needs.
- **In-house Construction Management:**  
Our in-house construction management team provides fast quotes and leads trusted vendors to execute agreed works.

### Bus Options:

- B36: Sheepshead Bay to Coney Island, 4-minute walk, 0.2 miles
- B49: Ocean Avenue to Manhattan Beach, 5-minute walk, 0.3 miles
- B82: Kings Highway to Spring Creek & Coney Island, 7-minute walk, 0.5 miles
- B68: Coney Island Ave to Prospect Park & Brighton Beach, 2-minute walk, 0.1 miles
- B100: Southern Brooklyn, 6-minute walk, 0.4 miles
- B7: Kings Highway to Canarsie, 8-minute walk, 0.6 miles



### Subway Options:

- Avenue U (Q Line): 8-minute walk, 0.4 miles
- Neck Road (Q Line): 14-minute walk, 0.8 miles
- Kings Highway (B, Q Lines): 14-minute walk, 0.7 miles
- Kings Highway (F Line): 15-minute walk, 1.2 miles
- Avenue U (F Line): 16-minute walk, 0.8 miles

### Demographics within a 5-mile radius:

- Total Residents: 1,597,484
- Total Students: 80,480
- Total Workers: 1,416,928
- Households: 565,919
- Family Households: 364,494
- Median Age: 39.0
- Median Household Income: \$84,666
- Population Density: 20,323.7 people per square mile
- Estimated Weekly Orders: 266,62

