



TSC FOR SALE
212.433.3355

FOR SALE

2,700 SF BUILDING WITH VACANT RETAIL OPPORTUNITY

692 Coney Island Avenue

Brooklyn, NY 11218

Between Avenue C & Cortelyou Road

\$1,600,000
OFFERED AT

SHLOMI BAGDADI
212.433.3355 x101
sb@tristatecr.com

JACK SARDAR
212.433.3355 x106
jack.s@tristatecr.com

PROPERTY SUMMARY

EXECUTIVE SUMMARY

Introducing 692 Coney Island Avenue, a prime commercial property centrally located on Coney Island Avenue in the heart of Brooklyn, NY. This newly renovated 2,700 SF building offers a turnkey opportunity with a vanilla-box commercial space featuring expansive glass frontage perfect for showcasing your business. Zoned C8-2, the property includes 1 vacant commercial unit and 2 residential units, providing flexibility for a range of investment strategies. With its prime location, modern updates, and mixed-use configuration, this asset is ideally positioned for retail and street-retail investors seeking a high-visibility space in a thriving Brooklyn corridor.

LOCATION OVERVIEW

Ideally located between Avenue C and Cortelyou Road, 692 Coney Island Avenue sits in the vibrant Ditmas Park/ Kensington neighborhood, benefiting from strong foot traffic and a busy commercial corridor. Steps from the Q train at Cortelyou Road, the property offers excellent transit access and consistent visibility within a dense residential community. Surrounded by popular tenants including KFC, 7-Eleven, Dunkin', Walgreens, McDonald's, Sycamore Bar + Flower Shop, and more, the location is a prime destination for both commercial tenants and long-term investors.

| | |
|-------------------------|---|
| Address | 692 Coney Island Avenue, Brooklyn, NY 11218 |
| Location | Between Avenue C & Cortelyou Road |
| Block/Lot | 5378 / 16 |
| Zoning | C8-2 |
| Lot Dimensions | 20 FT x 81.75 FT |
| Lot Size | 1,620 SF |
| Building Dimensions | 18 FT x 45 FT |
| Building Size | 2,700 SF |
| Building Class | S2 |
| Total Commercial Units | 1 |
| Total Residential Units | 2 |
| Tax Class | 1 |
| Taxes (25/26) | \$6,668 |



\$1,600,000

Offered At

2,700 SF

Building Size

1

Commercial Units

2

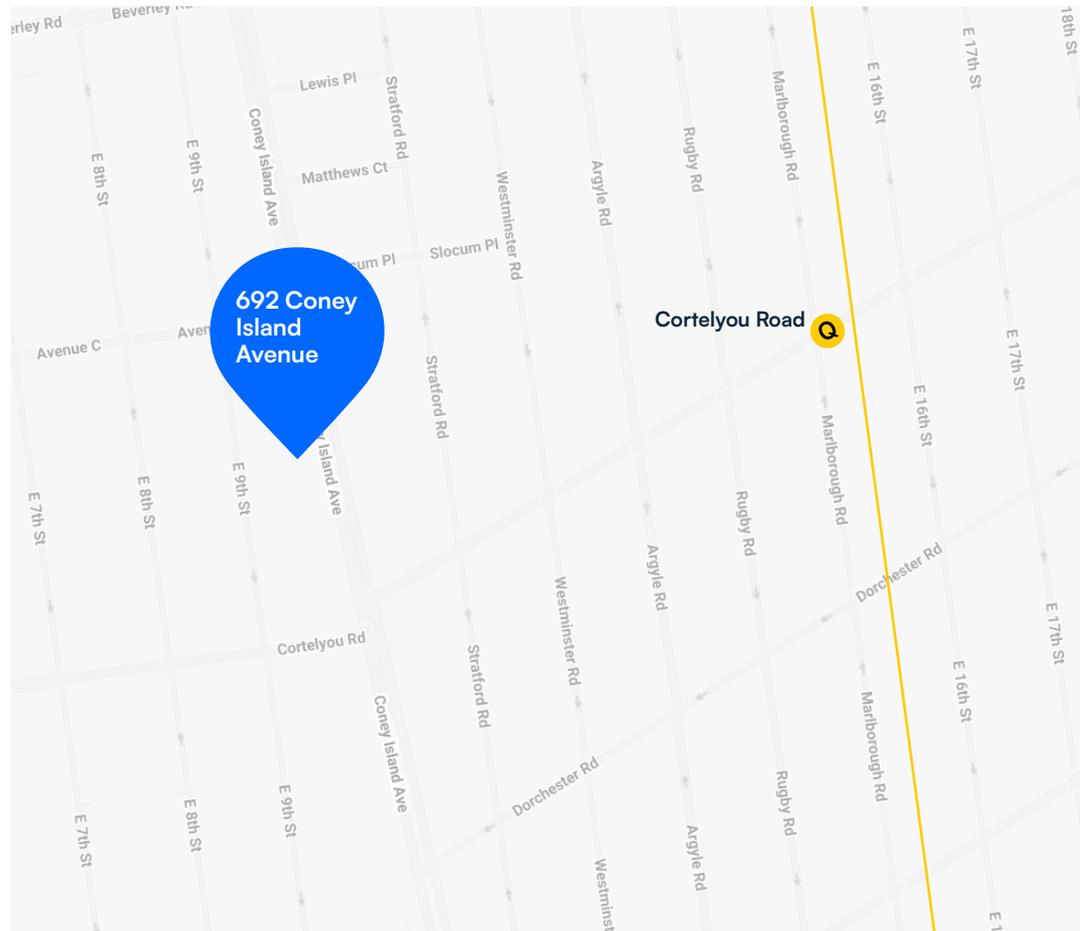
Residential Units

TRANSPORTATION AND TAX MAP

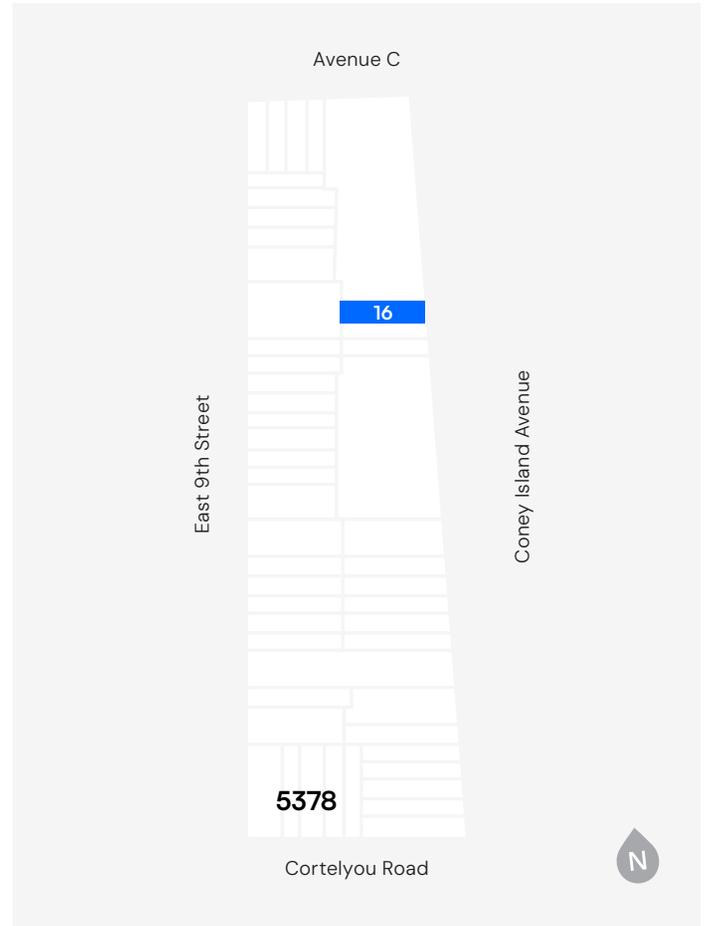
NEAREST TRANSIT

Q Train at Cortelyou Road

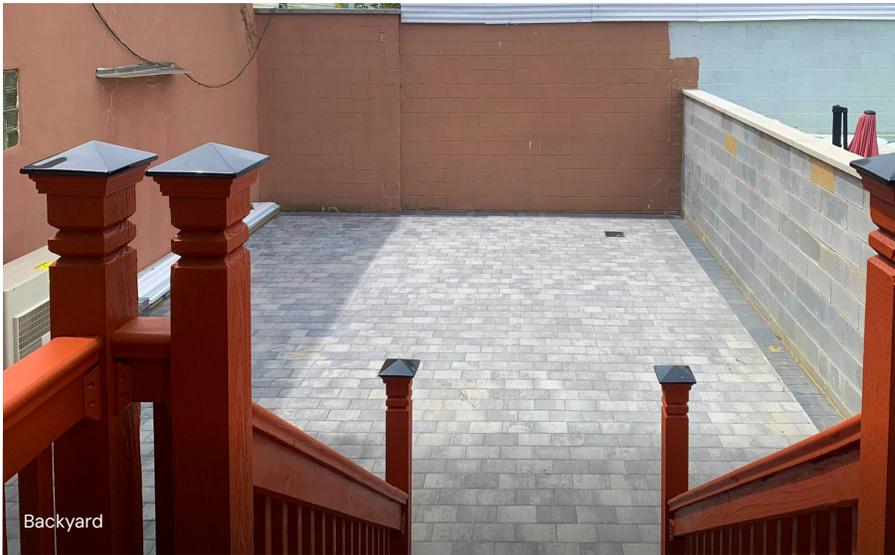
B68 **BM4** **BM3** **B103** **BM1** **BM2** **B35** Bus Lines



TAX MAP



PROPERTY PHOTOS



SHLOMI BAGDADI
212.433.3355 x101
sb@tristatecr.com

JACK SARDAR
212.433.3355 x106
jack.s@tristatecr.com

INCOME STATEMENT SUMMARY

CURRENT RENT ROLL BREAKDOWN

| TENANT | SQ FT | LEASE TERM | | ACTUAL BASE RENT | | | PROJECTED BASE RENT | | |
|----------------------|--------------|------------|----------|------------------|-----------------|----------------|---------------------|------------------|----------------|
| | | FROM DATE | TO DATE | PER MONTH | PER YEAR | PER SF | PER MONTH | PER YEAR | PER SF |
| Retail Space(Vacant) | 900 | - | - | - | - | | \$5,000 | \$60,000 | \$66.67 |
| Apartment 2 (2 br) | 900 | MTM | MTM | \$2,500 | \$30,000 | \$33.33 | \$3,000 | \$36,000 | \$40.00 |
| Apartment 3 (3 br) | 900 | 02/01/24 | 01/31/25 | \$2,700 | \$32,400 | \$36.00 | \$2,900 | \$34,800 | \$38.67 |
| TOTALS | 2,700 | | | \$5,200 | \$62,400 | \$34.67 | \$10,900 | \$130,800 | \$39.34 |

ACTUAL REVENUES

| | |
|-----------------------|-----------------|
| Actual Base Rent | \$62,400 |
| TOTAL REVENUES | \$62,400 |

PROJECTED REVENUES

| | |
|---------------------------------|------------------|
| Projected Base Rent | \$130,800 |
| TOTAL PROJECTED REVENUES | \$130,800 |

OPERATING EXPENSES

| | |
|---------------------------------------|------------------|
| Insurance | \$5,000 |
| Electric | \$450 |
| Real Estate Taxes | \$6,300 |
| Water | \$3,500 |
| Repairs | \$350 |
| TOTAL EXPENSES | \$15,600 |
| NET ACTUAL OPERATING INCOME | \$46,800 |
| NET PROJECTED OPERATING INCOME | \$115,200 |

1,600,000

Offered At

7.20%

Projected CAP Rate



ADVISORS BEFORE BROKERS

LOCATION OVERVIEW

KENSINGTON

Rooted in a welcoming residential community, the Ditmas Park Kensington area surrounding 692 Coney Island Avenue offers a balanced blend of neighborhood charm and everyday convenience. Coney Island Avenue acts as a bustling commercial corridor, home to an eclectic mix of cafés, restaurants, service providers, and local shops that reflect the area's diverse and evolving character. With close proximity to the Q train at Cortelyou Road and steady pedestrian activity, the neighborhood provides an accessible and vibrant environment for residents and small businesses alike. Long appreciated for its tree-lined streets, cultural variety, and strong community presence, this section of Brooklyn continues to attract families, entrepreneurs, and professionals seeking connection, convenience, and opportunity.

POINTS OF INTEREST

- Prospect Park
- Brooklyn College
- Cortelyou Road Retail & Dining Corridor
- Prospect Park Lake
- Kensington Stables

DEMOGRAPHICS

Within a one-mile radius of the property

58,850

Total Households

171,607

People

\$106,297

Avg Household Income

SHLOMI BAGDADI
212.433.3355 x101
sb@tristatecr.com

JACK SARDAR
212.433.3355 x106
jack.s@tristatecr.com

692 CONEY ISLAND AVENUE, BROOKLYN, NY 11218

2,700 SF BUILDING WITH VACANT RETAIL OPPORTUNIT

Between Avenue C & Cortelyou Road

For More Information Call: **212.433.3355**

SHLOMI BAGDADI
212.433.3355 x101
sb@tristatecr.com

JACK SARDAR
212.433.3355 x106
jack.s@tristatecr.com

TSC.