

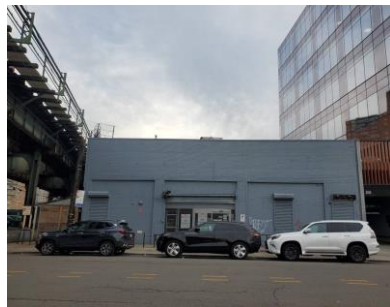
Coney Island Area - For Rent or Sale
26,000 SF One-Story Retail Flex Building with 4,300 SF Yard
C8-2 Zoning - High Ceilings - Air Rights Available
Ideal for Any Commercial Uses



Address: 608 Sheepshead Bay Road, Brooklyn NY 11224 - Block 7279 Lot 15

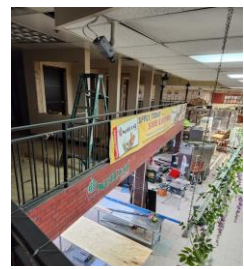
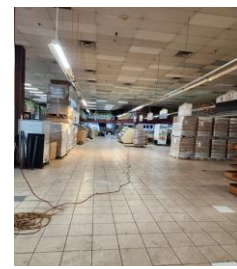
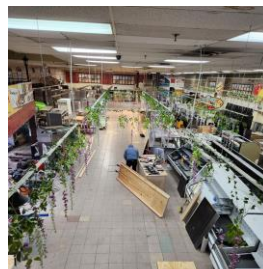
Features:

- Building Size: 23,000 SF One-Story
- Mezzanine: 3,000 SF (additional)
- Yard Size: 4,300 SF (in Rear)
- Ceiling Height: 22'
- Sprinklered & Fire Alarm
- Fully HVAC
- Heavy Power / Gas / Drains
- Commercial Kitchen w/ Cooler
- Zoning: C8-2
- FAR 2.0 Commercial / FAR 4.8 w Community Facility
- Vacant / Former Supermarket & Retail Warehouse
- Light & Air on Three Sides of The Building
- High Density Commercial & Residential Area
- Population of 1 Million within 1 Mile Radius
- New 750 Rental Units Being Built Next Door
- Buses (B68) & Subway (F) One Block Away
- Near Coney Island Attractions, Shopping & Beach



Neighbors:

- McDonalds - CVS - Dollar Tree*
- NYS DMV - Blink Fitness - Post Office*
- Key Food - Apple Bank - Capital One - DII Discount Store*
- FDNY – NYPD 60th Precinct – Net Cost Market*
- NYU Langone Medical Center – Centers Urgent Care*
- Jaguar Land Rover Dealership*



For More Information, Price and Inspection Contact Exclusive Broker Gary Mayzlin
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