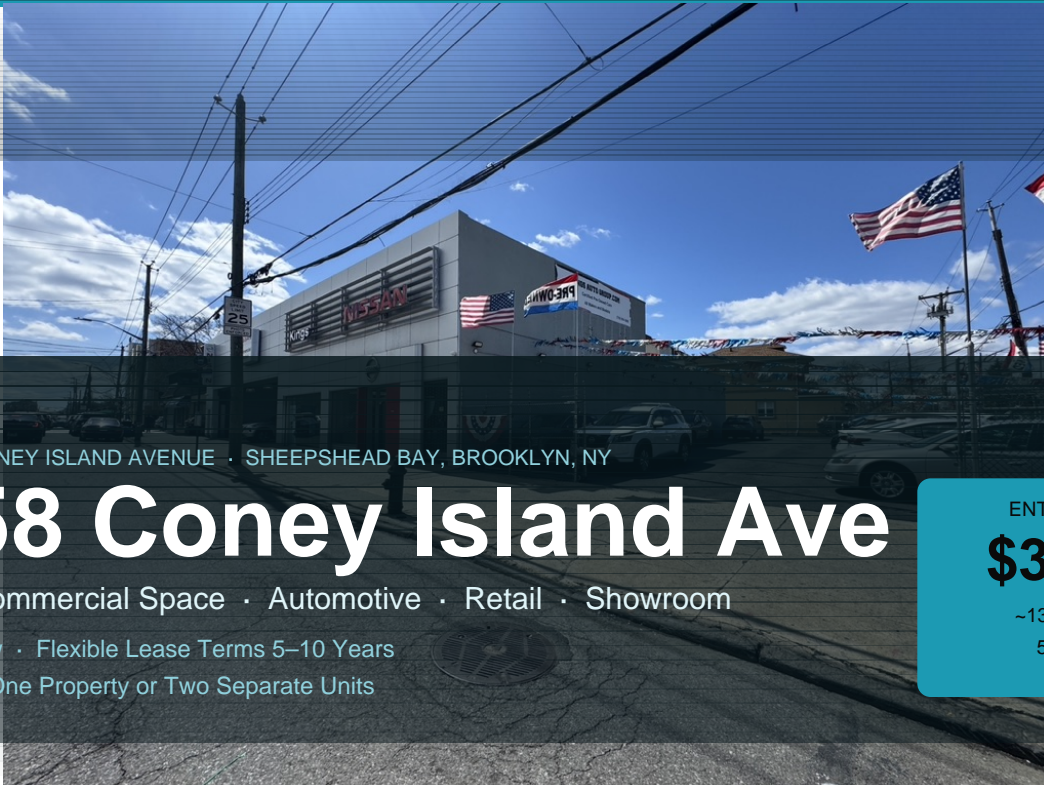




2758 Coney Island Avenue · Sheepshead Bay, Brooklyn

Premier Commercial Space · Douglas Elliman Real Estate

FOR LEASE



2754-2758 CONEY ISLAND AVENUE · SHEEPSHEAD BAY, BROOKLYN, NY

2758 Coney Island Ave

Premier Commercial Space · Automotive · Retail · Showroom

Available Now · Flexible Lease Terms 5-10 Years

Available as One Property or Two Separate Units

ENTIRE PROPERTY ASKING
\$32,500/mo

~13,650 SF · Available Now
5-10 Year Lease Terms

~13,650 SF

TOTAL PROPERTY

8,771 SF

INTERIOR GROSS SF

3,650 SF

OUTDOOR / PARKING

AVAILABLE NOW

OCCUPANCY

ABOUT THE PROPERTY

Lease a flagship approximately 10,000 SF property plus 3,650 SF outdoor lot at 2754-2758 Coney Island Avenue in the heart of Sheepshead Bay — one of Brooklyn's busiest commercial corridors. Available now as one turnkey property or as two separate units. Glass frontage, automotive zoning, a fully built showroom, interior warehouse, and a rare outdoor parking lot make this one of the most versatile commercial opportunities in Brooklyn.

FLEXIBLE LEASING OPTIONS

OPTION 1 — UNIT A

UNIT A

5,247 SF
\$10,500/mo

4,823 SF interior + 424 SF backyard.
Perfect for smaller operations on a prime address.

ENTIRE PROPERTY

BEST VALUE

~13,650 SF
\$32,500/mo

Full interior, mezzanine office, 3,000+ SF basement & 3,650 SF outdoor lot.
Maximum space & visibility.

OPTION 2 — UNIT B

UNIT B

9,000 SF
\$22,500/mo

3,948 SF interior + 600 SF mezzanine + 700 SF backyard + 3,650 SF parking lot.

ALSO AVAILABLE SEPARATELY

Warehouse

4,800 SF

\$10,500/mo

Showroom

3,948 SF

\$16,000/mo

Outdoor Lot

3,650 SF

\$6,000/mo



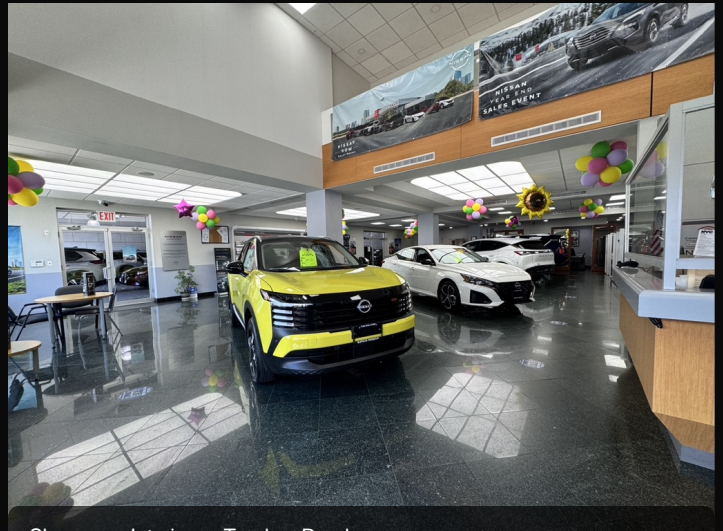
Street View — Coney Island Avenue



Showroom Frontage & Entrance



Outdoor Parking Lot — 3,650 SF



Showroom Interior — Turnkey Ready



Interior Warehouse / Garage Space



Restroom Facilities



For full details, photos & virtual tour visit www.2758ConeyIslandAve.com

PROPERTY DETAILS

ADDRESS	2754–2758 Coney Island Ave, Brooklyn
NEIGHBORHOOD	Sheepshead Bay
TOTAL SIZE	~13,650 SF (Interior + Outdoor)
INTERIOR	8,771 SF + 600 SF Office Mezzanine
BASEMENT	3,000+ SF
OUTDOOR LOT	~3,650 SF Parking / Outdoor Space
ENTIRE RENT	\$32,500 / Month
UNIT A RENT	\$10,500 / Month (5,247 SF)
UNIT B RENT	\$22,500 / Month (9,000 SF)
AVAILABLE	Immediately
LEASE TERM	5–10 Years
ZONING	Automotive / Retail / Commercial

IDEAL FOR

- Car Dealerships & Auto Services
- Retail Showrooms & Furniture Stores
- Appliance & Home Improvement Centers
- Fitness Centers & Wellness Studios
- Education & Training Facilities
- Creative, Art & Production Spaces

PROPERTY HIGHLIGHTS

High-Visibility Location

Glass frontage on Coney Island Avenue — one of Brooklyn's busiest commercial corridors with heavy daily traffic.

Automotive-Friendly Zoning

Zoning permits automotive uses — ideal for dealerships, service centers, and auto-related businesses.

Rare Outdoor Lot

3,650 SF outdoor parking lot for customer parking, inventory display, or outdoor promotions.

Turnkey Facility

Fully built-out with showroom, warehouse, mezzanine office, and restrooms. Move-in ready.

Flexible Configuration

Available as one entire property or two separate units with multiple access points.

Growth Potential

First right to expand — start with part of the space and grow as your business scales.

SCHEDULE A SHOWING

DAVID RATNER

347-501-0860

David.Ratner@Elliman.com

Exclusively listed by

Douglas Elliman Real Estate

575 Madison Ave, New York, NY 10022

212.891.7000 · elliman.com

575 Madison Avenue, NY, NY 10022 · 212.891.7000 · © 2025 Douglas Elliman Real Estate. All material presented herein is intended for information purposes only. Represented subject to errors, omissions, changes or withdrawal without notice. All information should be verified by your own attorney, architect or zoning expert. Equal Housing Opportunity.