



610-616 Coney Island Avenue, Brooklyn 11218

Between Avenue C and Beverly Road | Kensington

4 Units | 10,230 SF Building and Commercial for Sale

For More Information Contact
Our Exclusive Sales Agents:

Cesar Salama
M: 908.675.2158
E: CSalama@ksrny.com

Izack Lati
M: 718.415.2841
E: ILati@ksrny.com

Isaac Faur
M: 718.688.9907
E: IFaur@ksrny.com



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Property Overview

- Located in the Kensington neighborhood in Brooklyn, 610-616 Coney Island Avenue was built in 1930 and has 3 stories and 4 units
- One Story building 10,230 SF + 6,000 SF Basement
- Site extends rear to East 9th Street
- 2 Drive-Ins with Lifts
- Easy access to transportation with the Q train a short walk to the Beverley Road station with the F-G trains nearby

Block/Lot	5361/25
Lot Dimensions	60.17 ft x 136.08 ft
Lot SF	8,040 SF
Building Dimensions	60 ft x 136 ft
Building SF	10,230 SF
Stories	3
Property Type	Mix Use
Total Units	4
Max Buildable SF	10,050 SF
Zoning	R5, C2-3
FAR	1.25
Real Estate Taxes	\$76,576/annum



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Financial Summary

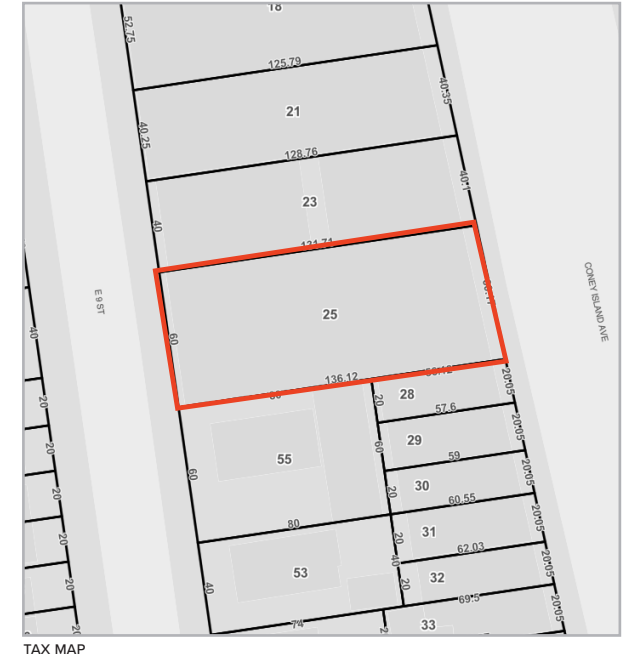
Income and Expenses

610-616 Coney Island Avenue

TENANT	SPACE	TERM	LEASE EXP	MONTH / ANNUAL
MY TOOL RENTAL	2,600 SF Ground 6,000 SF Basement	10 year	01/01/2027	\$18,000/month \$216,000/annum
HIGH TECH AUTO	4,000 SF Ground	4-5 year	11/01/2031	\$12,100/month \$145,200/annum
RESIDENTIAL UNIT (DUPLEX)	3 Bedroom 2 bathroom	Lease	07/31/2024	\$3,600/month \$43,200/annum

253-255 East 9th Street				
7 Hills	2,000 SF	10 year	07/01/2024	\$5,900/month \$70,800/annum
GROSS RENT				\$475,200/annum

EXPENSES				
REAL ESTATE TAXES				\$76,576/annum
INSURANCE				\$10,000/annum
NET OPERATING INCOME				\$388,624/annum



ASKING PRICE: \$5,750,000 (6.75% CAP)

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BACK OF BUILDING LOCATED ON EAST 9TH STREET

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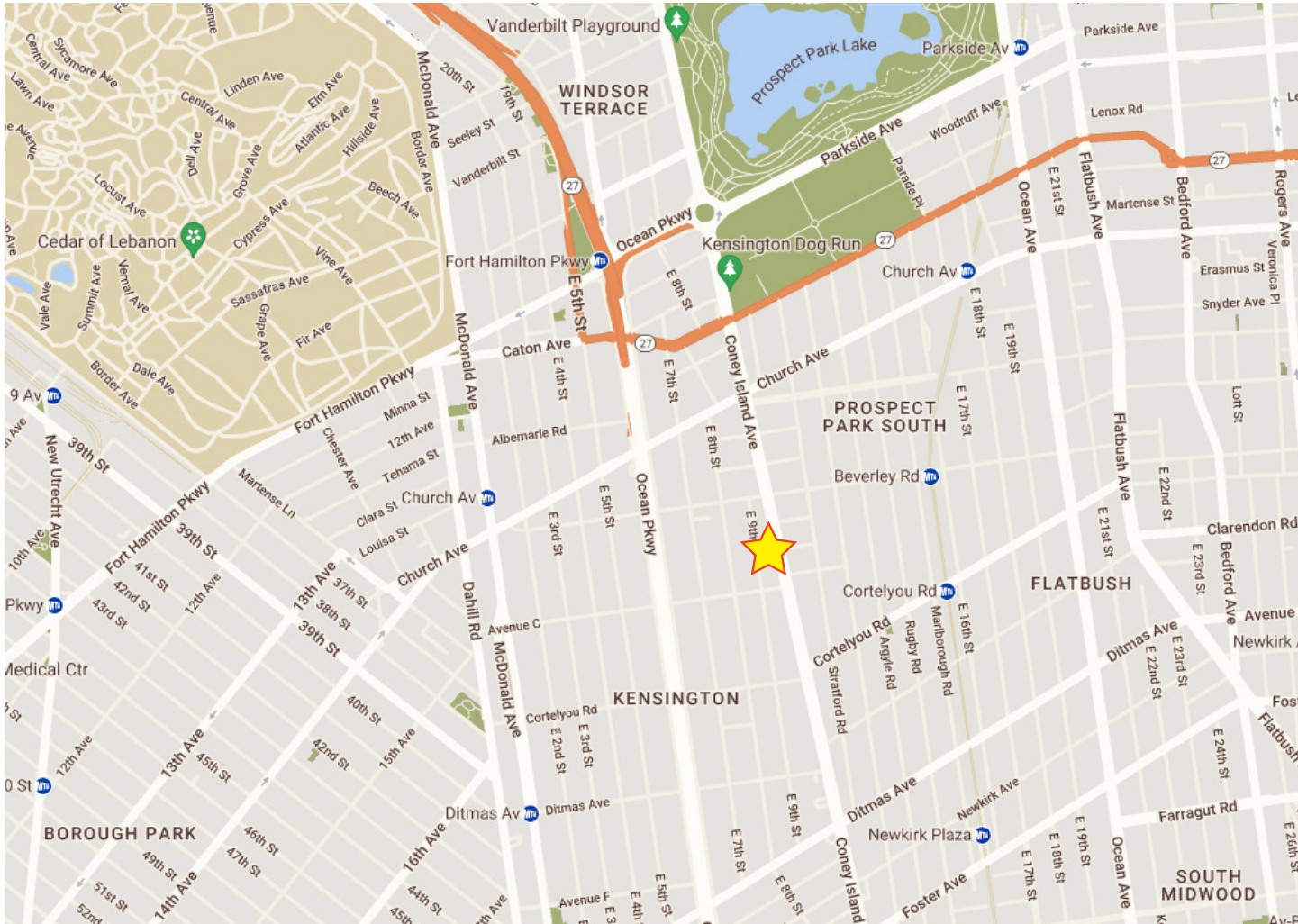
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POPULATION

45,608

.5 mi radius

179,001

1 mi radius



HOUSEHOLDS

16,103

.5 mi radius

61,099

1 mi radius



AVG INCOME

\$169,817

.5 mi radius

\$122,215

1 mi radius

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