



84 EBONY COURT

FOR SALE

RARELY AVAILABLE WATERFRONT
DEVELOPMENT SITE + MARINA

75,210 SF
OF C3, C3A, CR-4 ZONED LAND

Gerritsen Beach - Sheepshead Bay
Brooklyn, NY 11229

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CBRE

EXECUTIVE SUMMARY

84 Ebony Court | 2

THE OPPORTUNITY:

ADDRESS	84 Ebony Court, Brooklyn, NY 11229	BULDING SIZE	4,896 SF
OWNERSHIP	Family owned for 90 years	LOT SIZE Block/Lot 8834/24 Access from Ebony Court	39,840 SF
OCCUPANCY	Delivered Vacant	LOT SIZE (UPLAND) Block/Lot 8946/24	16,485 SF
ZONING*	C3, C3A, CR-4	LOT SIZE Block/Lot 8946/40 Access from Ebony Court	17,885 SF
SPECIAL ZONING DISTRICT	Special Sheepshead Bay District (SB)	TOTAL LOT SIZE	74,210 SF
PERMITTED USES	Commercial, Residential, Community, Mixed-Use	PRICE	Soliciting Offers
CURRENT INCOME GENERATORS	Boat Slips, Gasoline Station, Restaurant	VALUE COMPONENTS	Development Site with Air Rights + FAR Bonuses plus Marina Operations (boat slip and gas income)
POTENTIAL FUTURE INCOME GENERATORS	New Development (Residential, Commercial, Mixed-Use), Boat Slips, Gasoline Station		

REAL ESTATE TAXES:		LOT 24	LOT 40	TOTAL
BLOCK/LOT	8946 / 24,40	\$9,366,20	\$2,044.68	\$11,410.88
BLOCK/LOT	8834 / 24	\$10,168.60		\$10,168.60
TOTAL TAXES				\$21,579.48

*City of Yes may provide a FAR bonus for Qualifying Residential Sites,
Qualifying Affordable Housing, or Qualifying Senior Housing.

- Ebony Court provides access to all 3 tax lots
- Block / Lots: 8946/550; 8946/100; 8946/150 - Owned by NYC

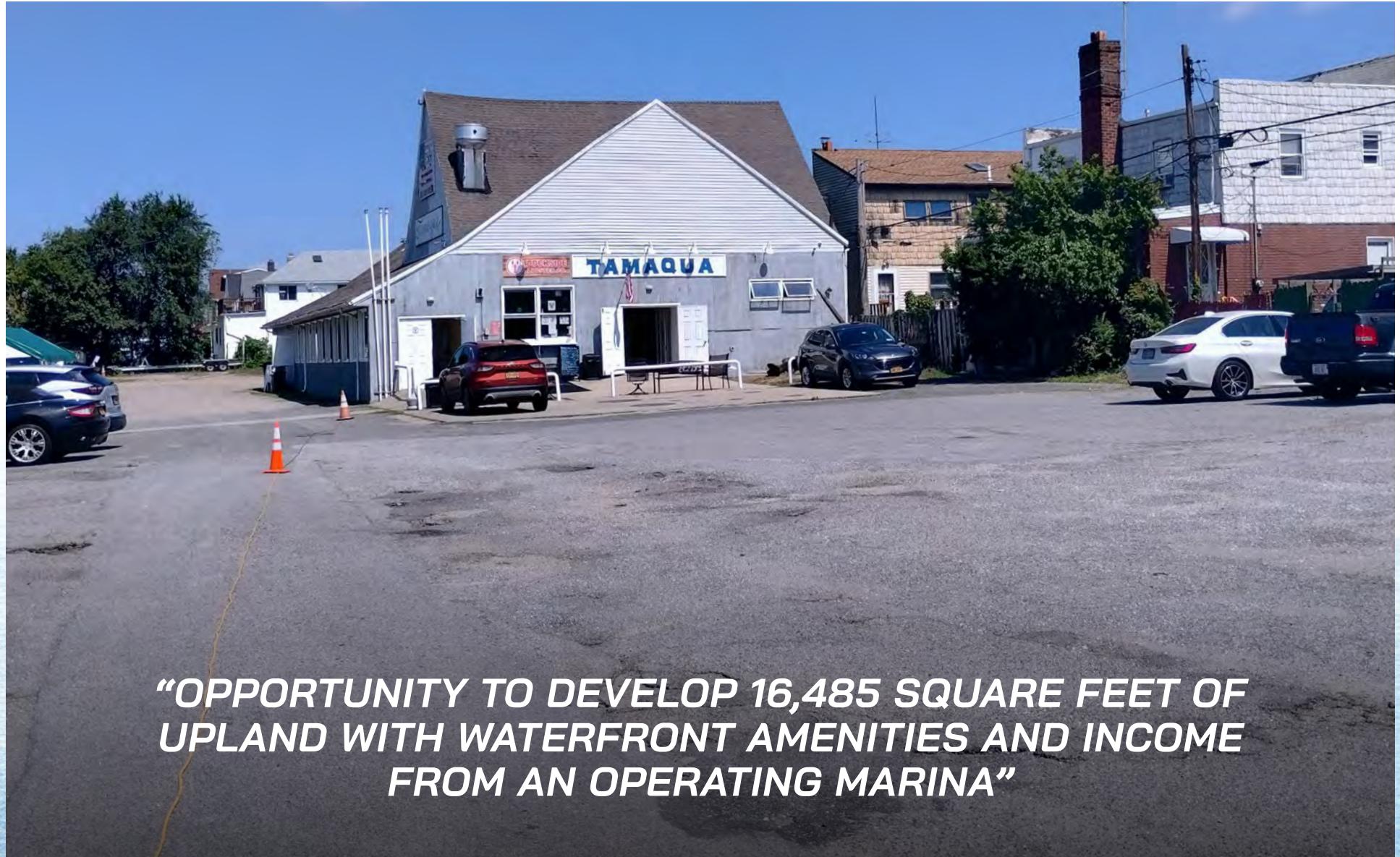
AERIAL VIEW - LOT LINES

84 Ebony Court | 3



THE OPPORTUNITY

84 Ebony Court | 4



“OPPORTUNITY TO DEVELOP 16,485 SQUARE FEET OF UPLAND WITH WATERFRONT AMENITIES AND INCOME FROM AN OPERATING MARINA”

PROPERTY PHOTOS

84 Ebony Court | 5



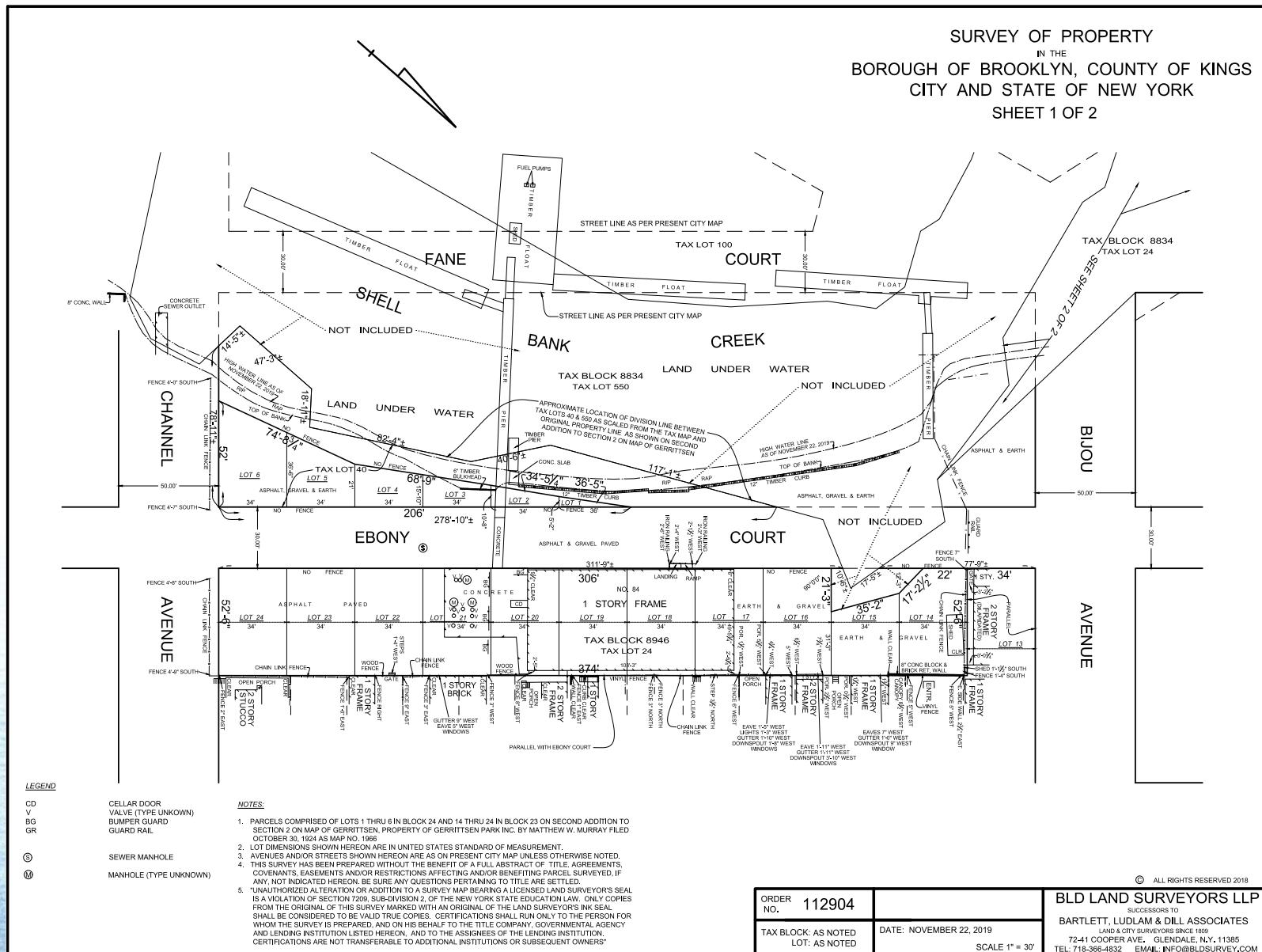
PROPERTY PHOTOS

84 Ebony Court | 6



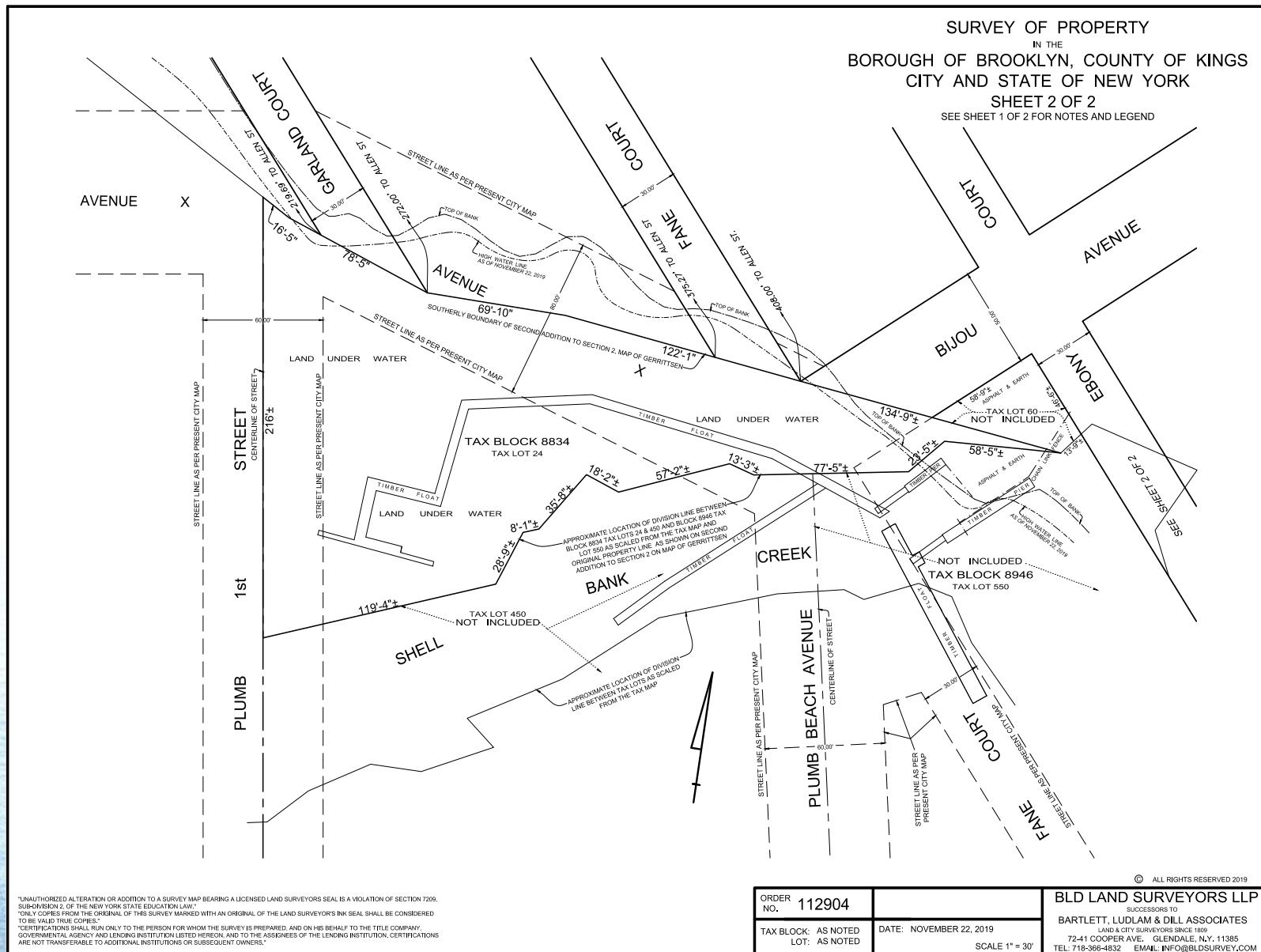
PROPERTY SURVEY

84 Ebony Court | 7



PROPERTY SURVEY

84 Ebony Court | 8



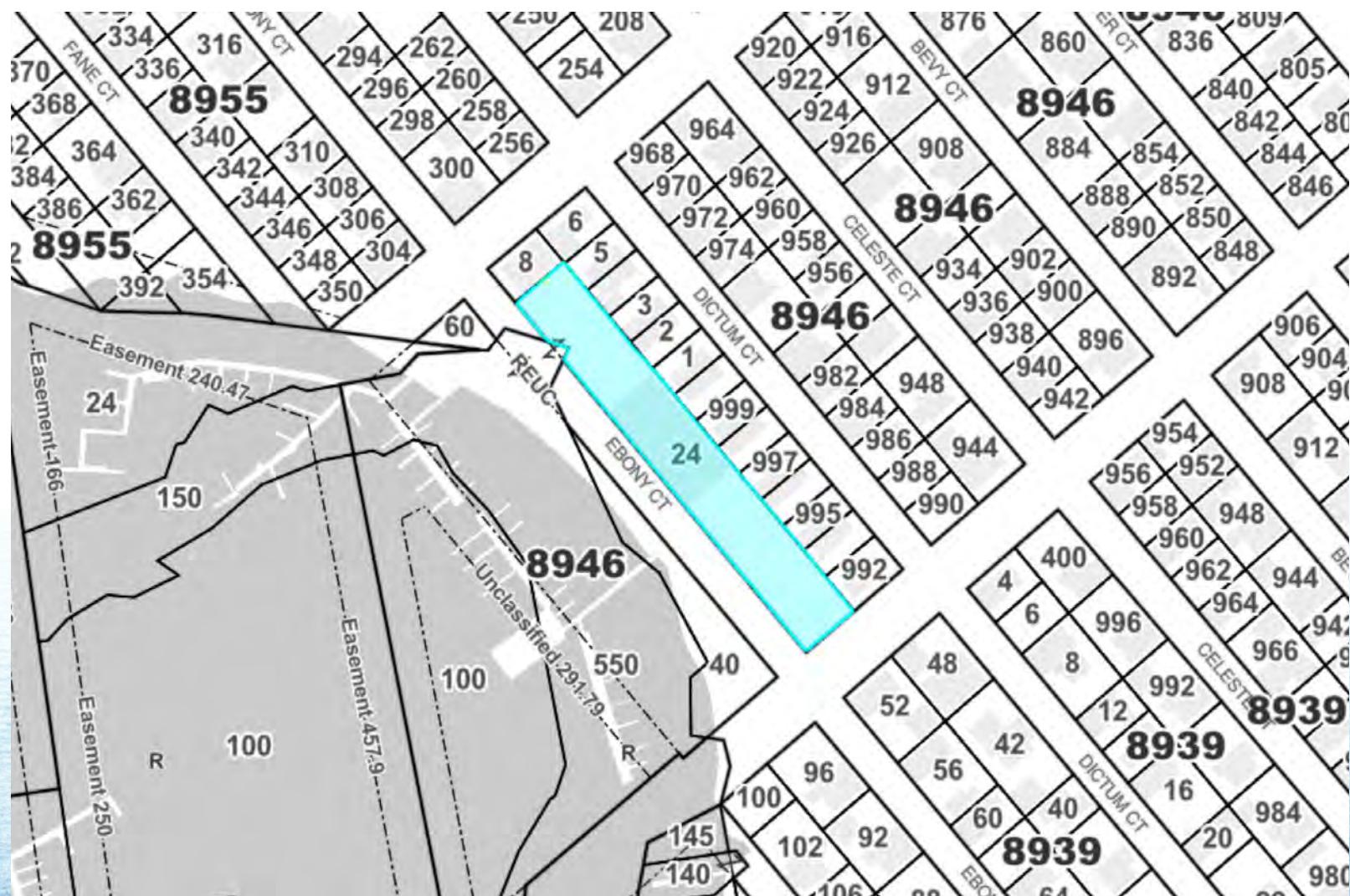
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ORDER NO.	112904	BLD LAND SURVEYORS LLP SUCCESSORS TO: BARTLETT, LUDWIG & DILL ASSOCIATES LAND SURVEYORS SINCE 1881 72-41 COOPER AVE., GLENDALE, NY, 11385 TEL: 718-369-4822, EMAIL: INFO@BLDSURVEY.COM	
TAX BLOCK: LOT:	AS NOTED AS NOTED	DATE: NOVEMBER 22, 2019	SCALE 1" = 30'

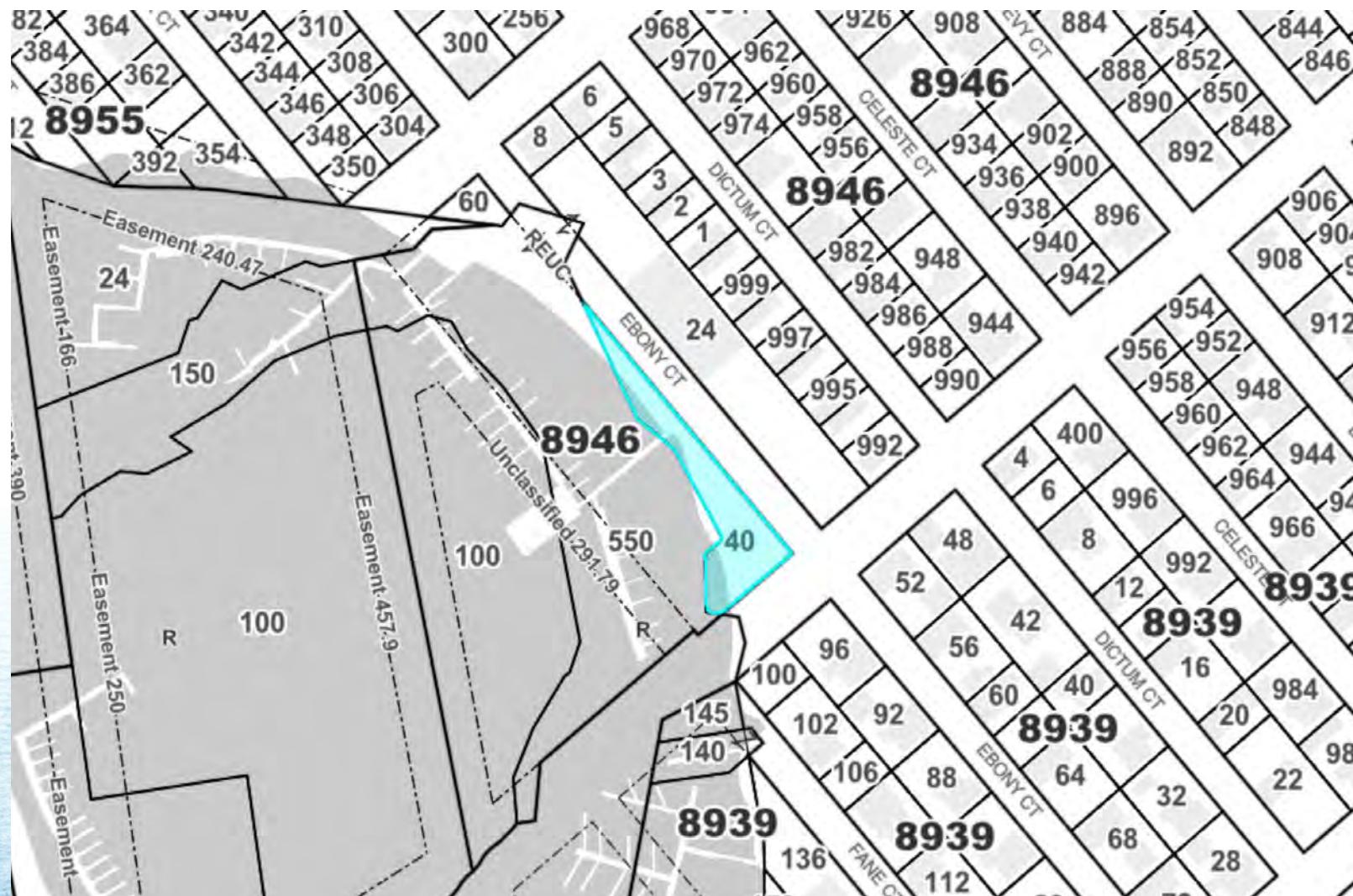
TAX MAP

84 Ebony Court | 9



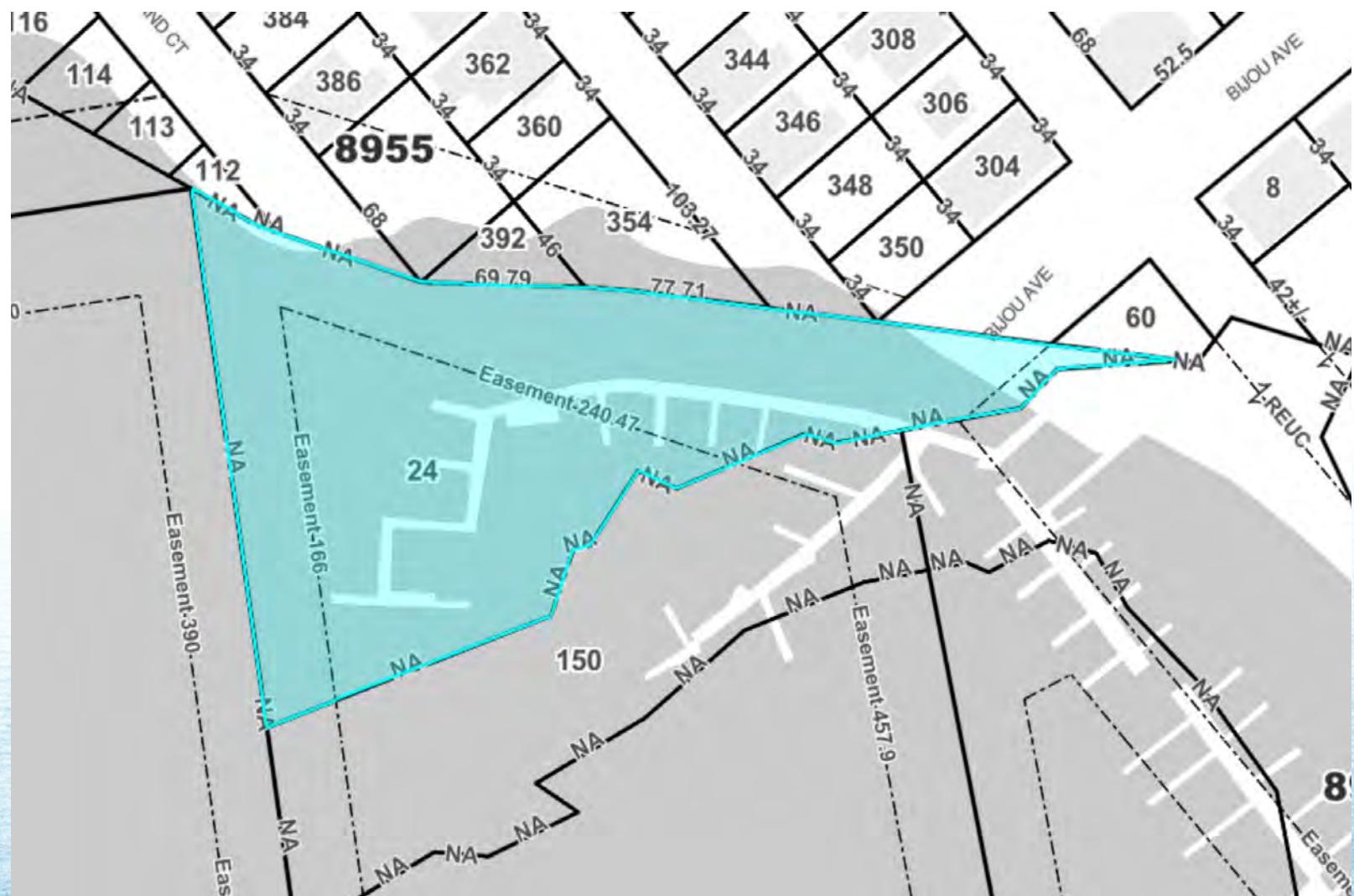
TAX MAP

84 Ebony Court | 10



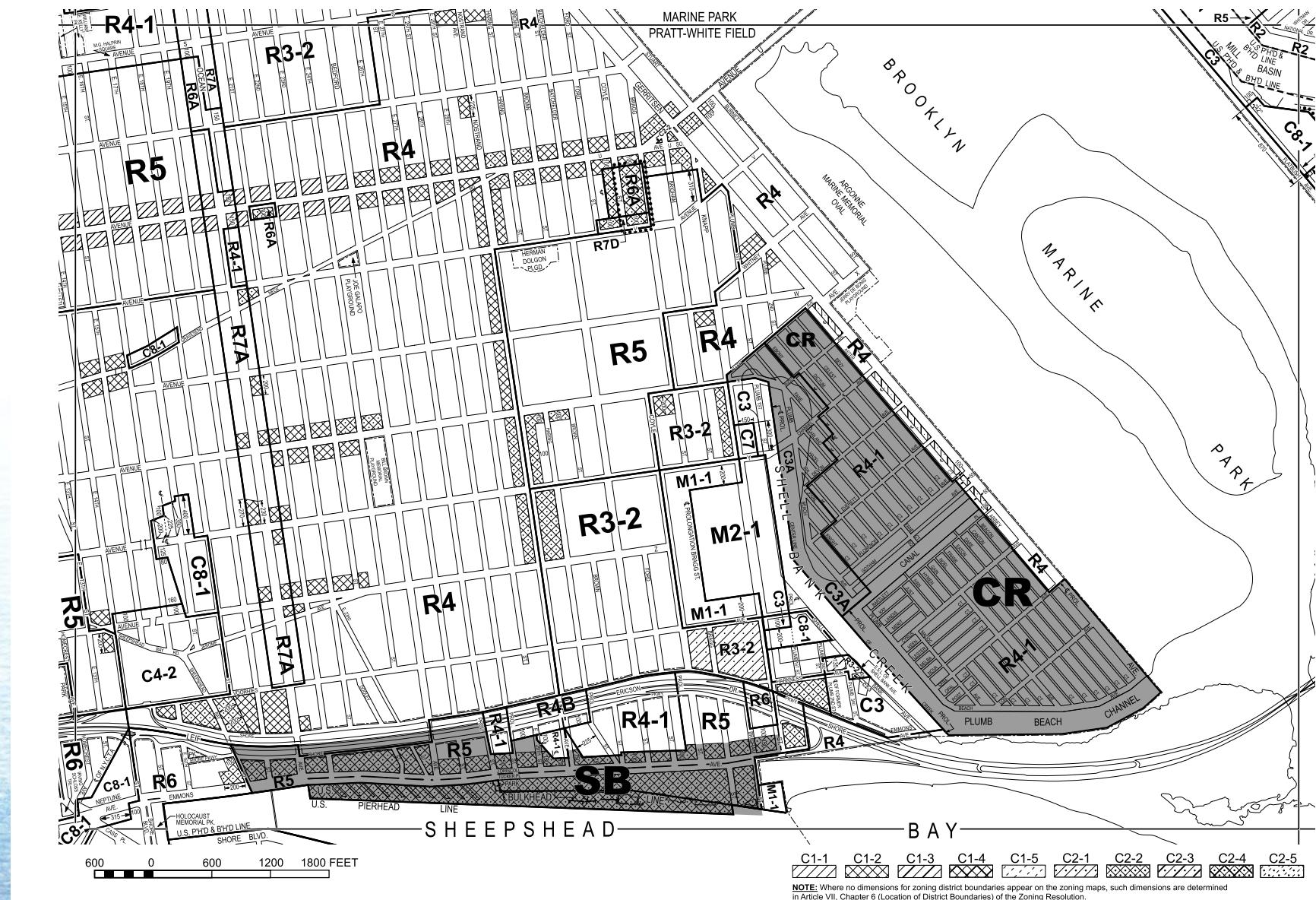
TAX MAP

84 Ebony Court | 11



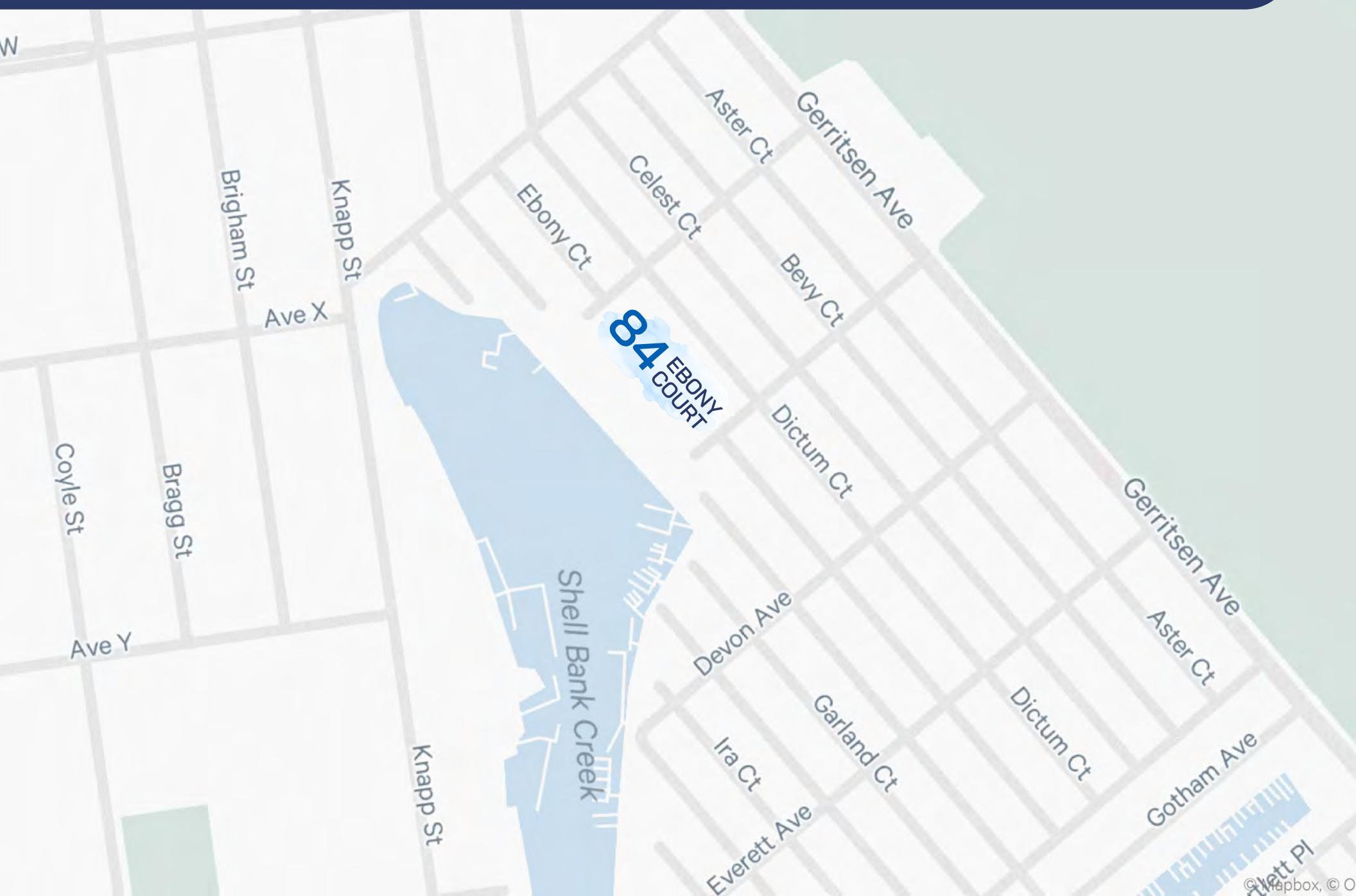
ZONING MAP

84 Ebony Court | 12



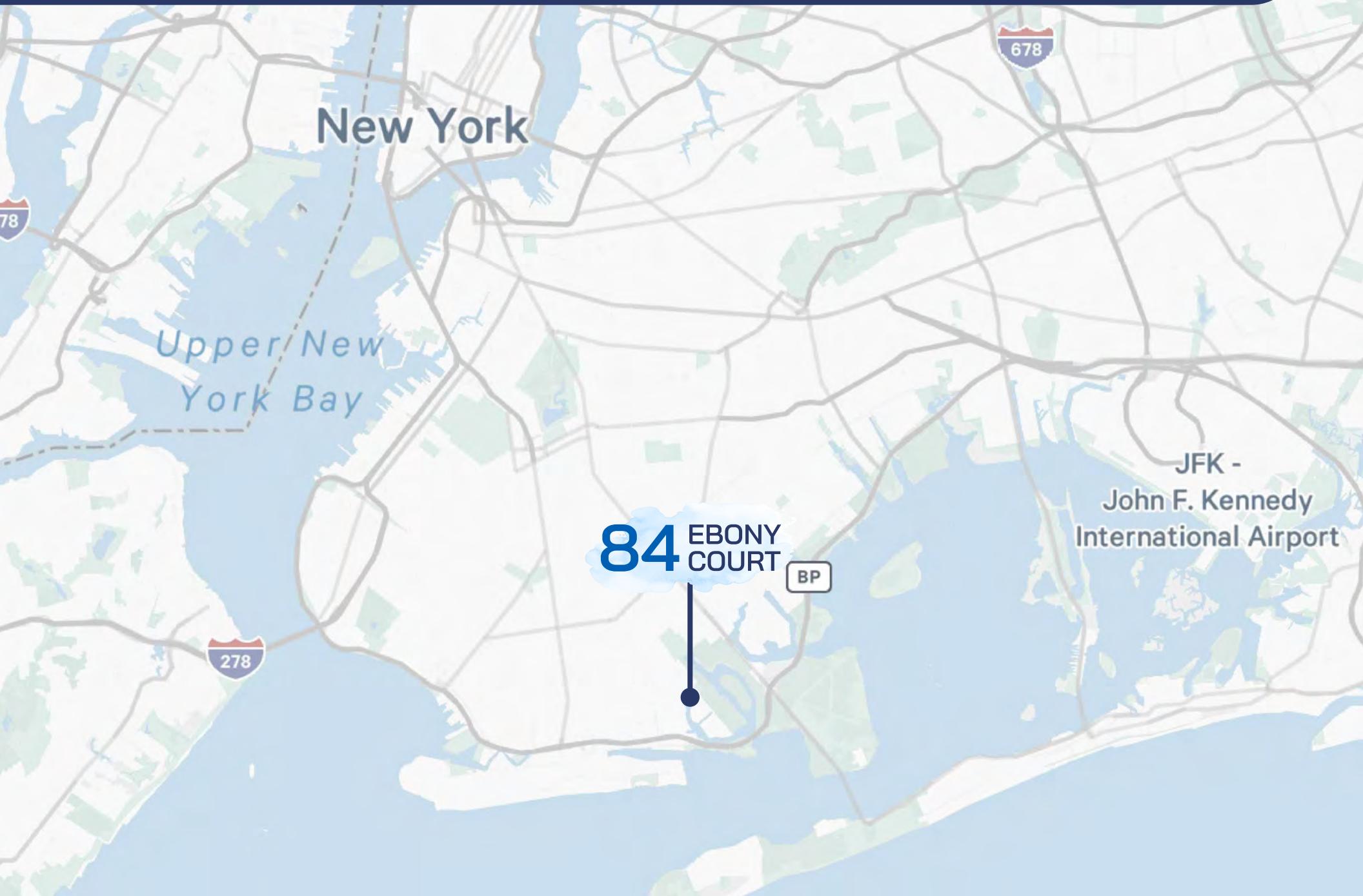
AREA MAP - LOCAL

84 Ebony Court | 13



AREA MAP - REGIONAL

84 Ebony Court | 14





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