



# 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

—  
**Mark Zussman**  
+1 646 522 1230  
[mark.zussman@cbre.com](mailto:mark.zussman@cbre.com)

**CBRE**

# EXECUTIVE SUMMARY

84 Ebony Court | 2

## THE OPPORTUNITY:

<b>ADDRESS</b>	84 Ebony Court, Brooklyn, NY 11229
<b>OWNERSHIP</b>	Family owned for 90 years
<b>OCCUPANCY</b>	Delivered Vacant
<b>ZONING*</b>	C3, C3A, CR-4
<b>SPECIAL ZONING DISTRICT</b>	Special Sheepshead Bay District (SB)
<b>PERMITTED USES</b>	Commercial, Residential, Community, Mixed-Use
<b>CURRENT INCOME GENERATORS</b>	Boat Slips, Gasoline Station, Restaurant
<b>POTENTIAL FUTURE INCOME GENERATORS</b>	New Development (Residential, Commercial, Mixed-Use), Boat Slips, Gasoline Station

<b>BUILDING SIZE</b>	4,896 SF
<b>LOT SIZE</b> Block/Lot 8834/24 Access from Ebony Court	39,840 SF
<b>LOT SIZE (UPLAND)</b> Block/Lot 8946/24	16,485 SF
<b>LOT SIZE</b> Block/Lot 8946/40 Access from Ebony Court	17,885 SF
<b>TOTAL LOT SIZE</b>	74,210 SF
<b>PRICE</b>	Soliciting Offers
<b>VALUE COMPONENTS</b>	Development Site with Air Rights + FAR Bonuses plus Marina Operations (boat slip and gas income)

<b>REAL ESTATE TAXES:</b>		<b>LOT 24</b>	<b>LOT 40</b>	<b>TOTAL</b>
<b>BLOCK/LOT</b>	8946 / 24,40	\$9,366.20	\$2,044.68	\$11,410.88
<b>BLOCK/LOT</b>	8834 / 24	\$10,168.60		\$10,168.60
<b>TOTAL TAXES</b>				\$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

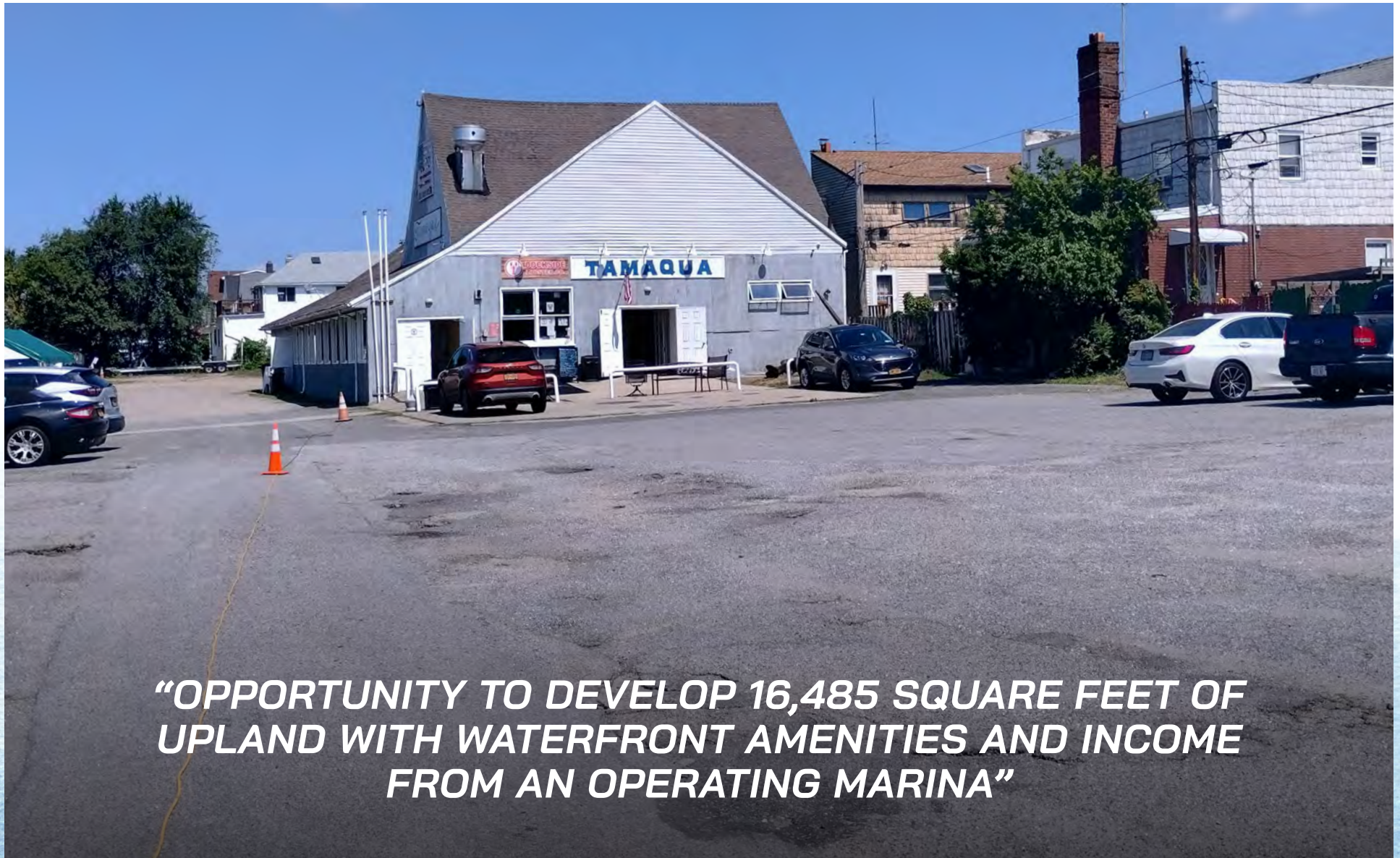
84 Ebony Court | 3





# 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



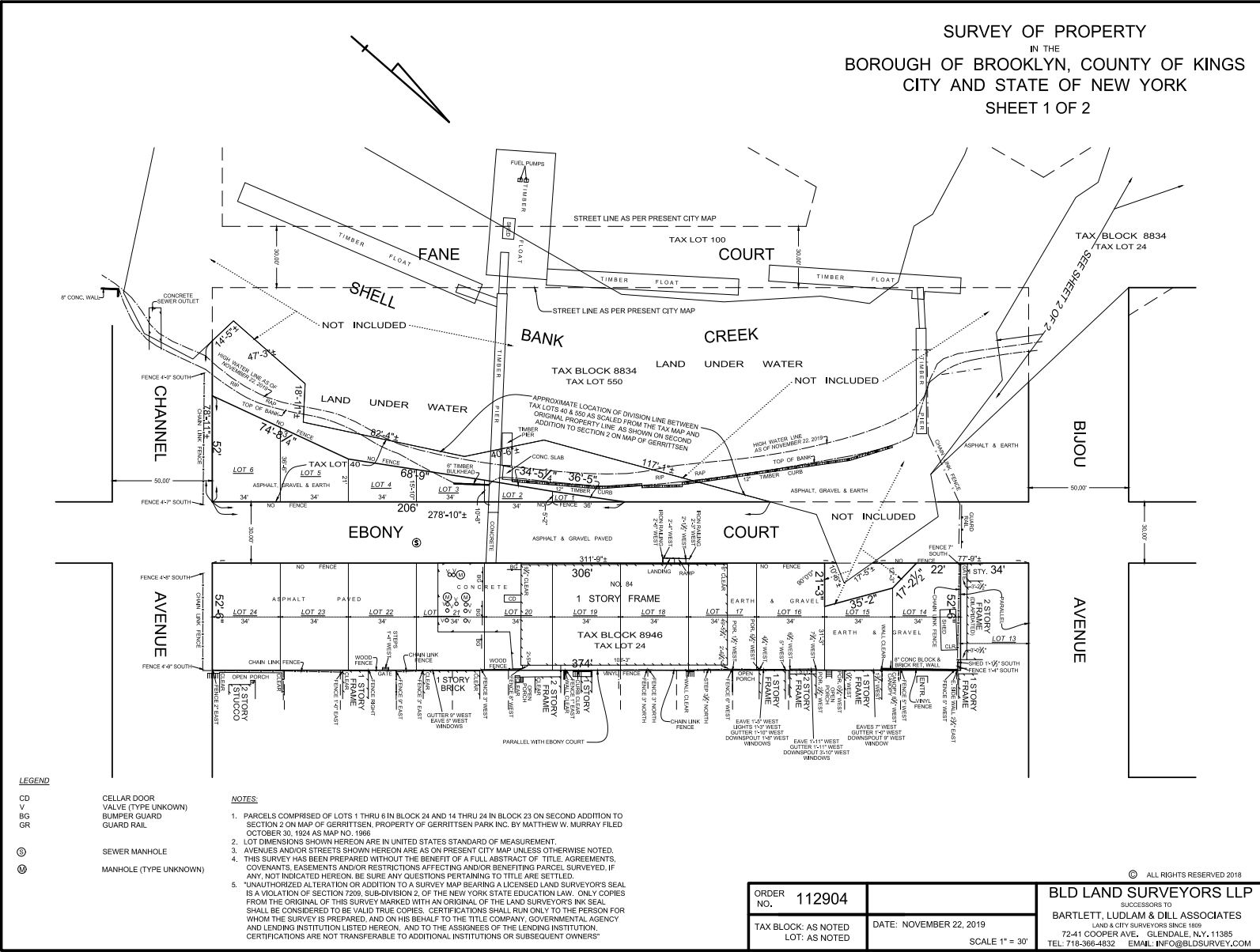


# PROPERTY PHOTOS

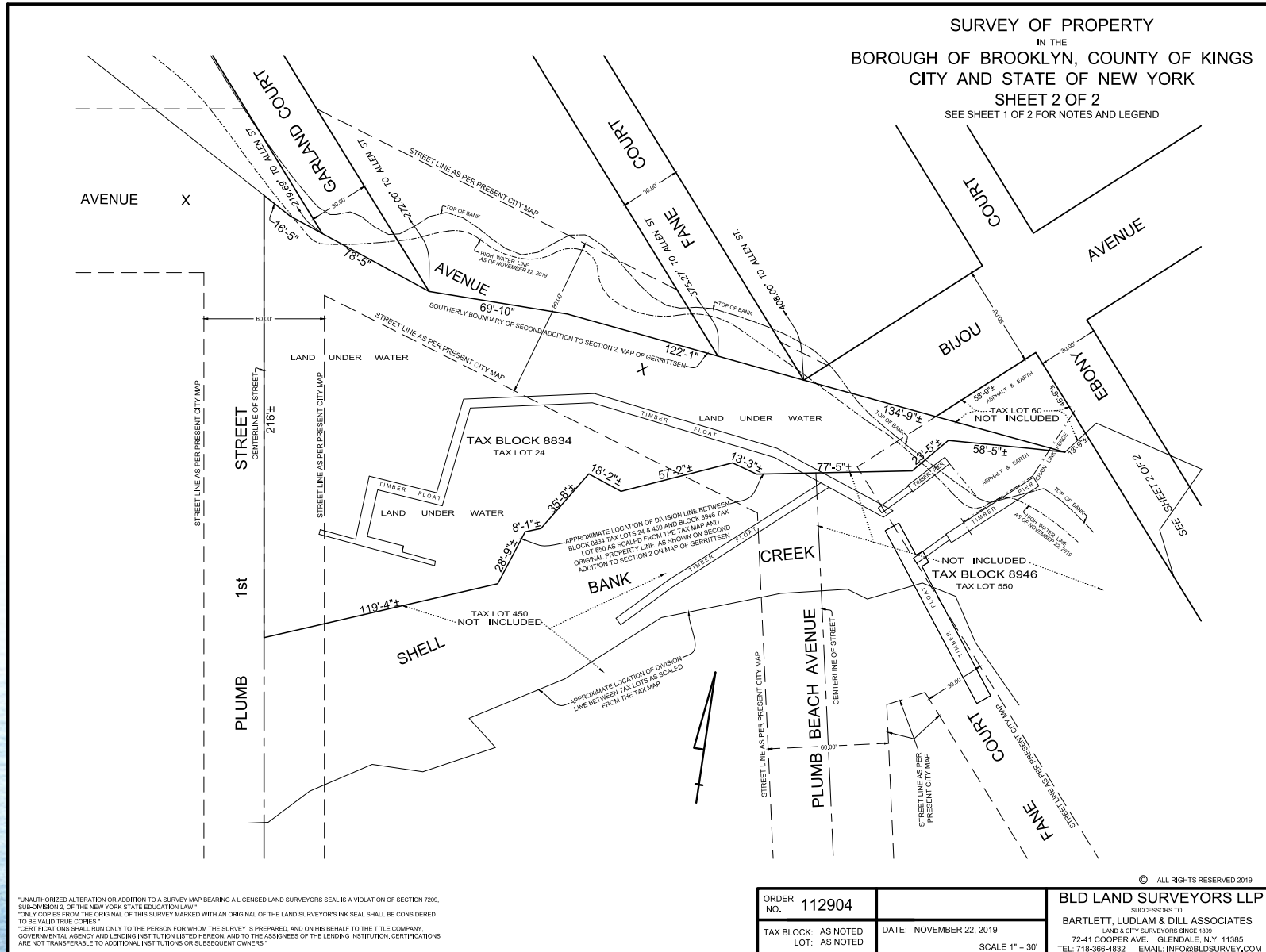
84 Ebony Court | 6



# PROPERTY SURVEY



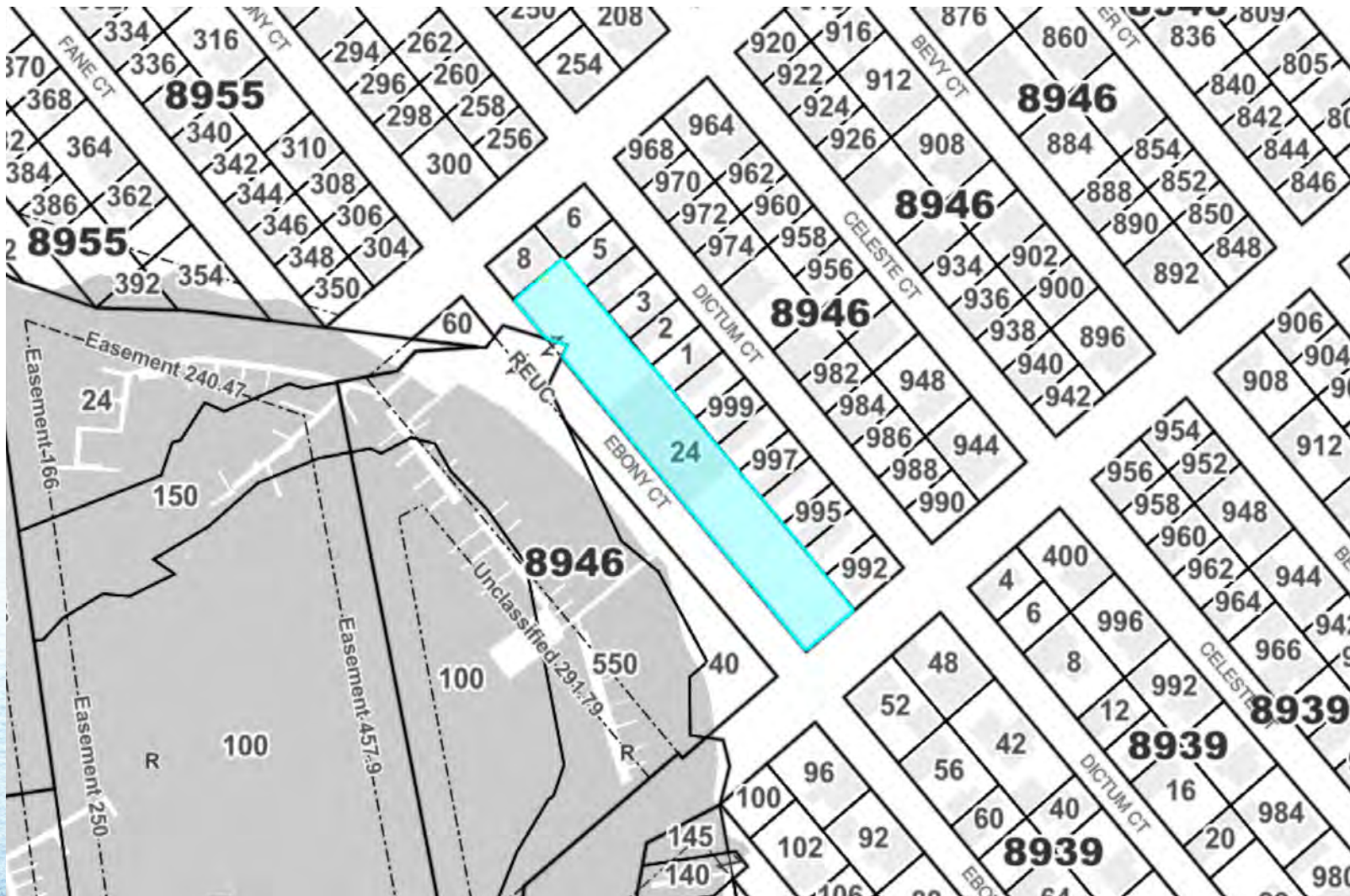






# TAX MAP

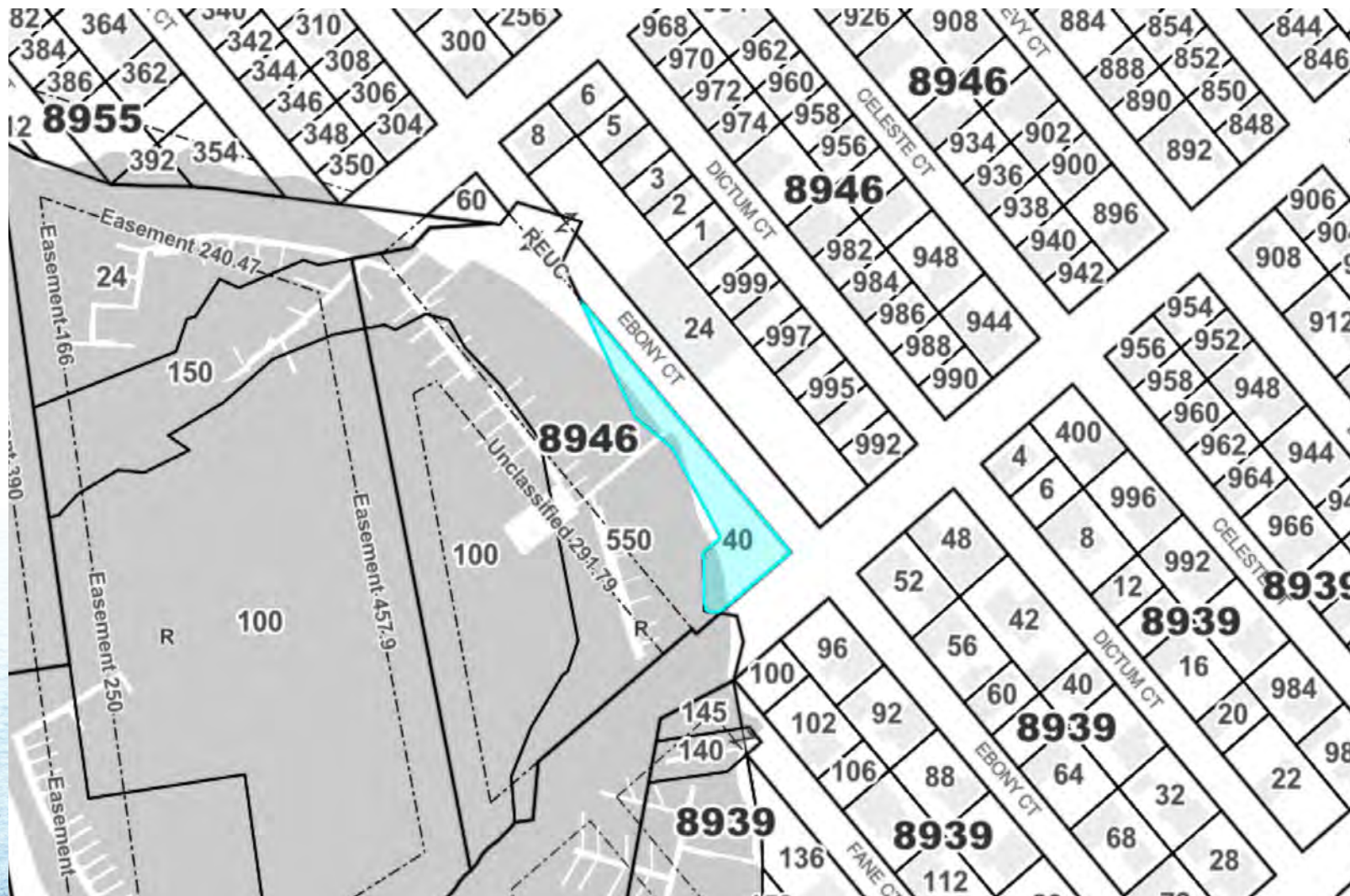
84 Ebony Court | 9





# TAX MAP

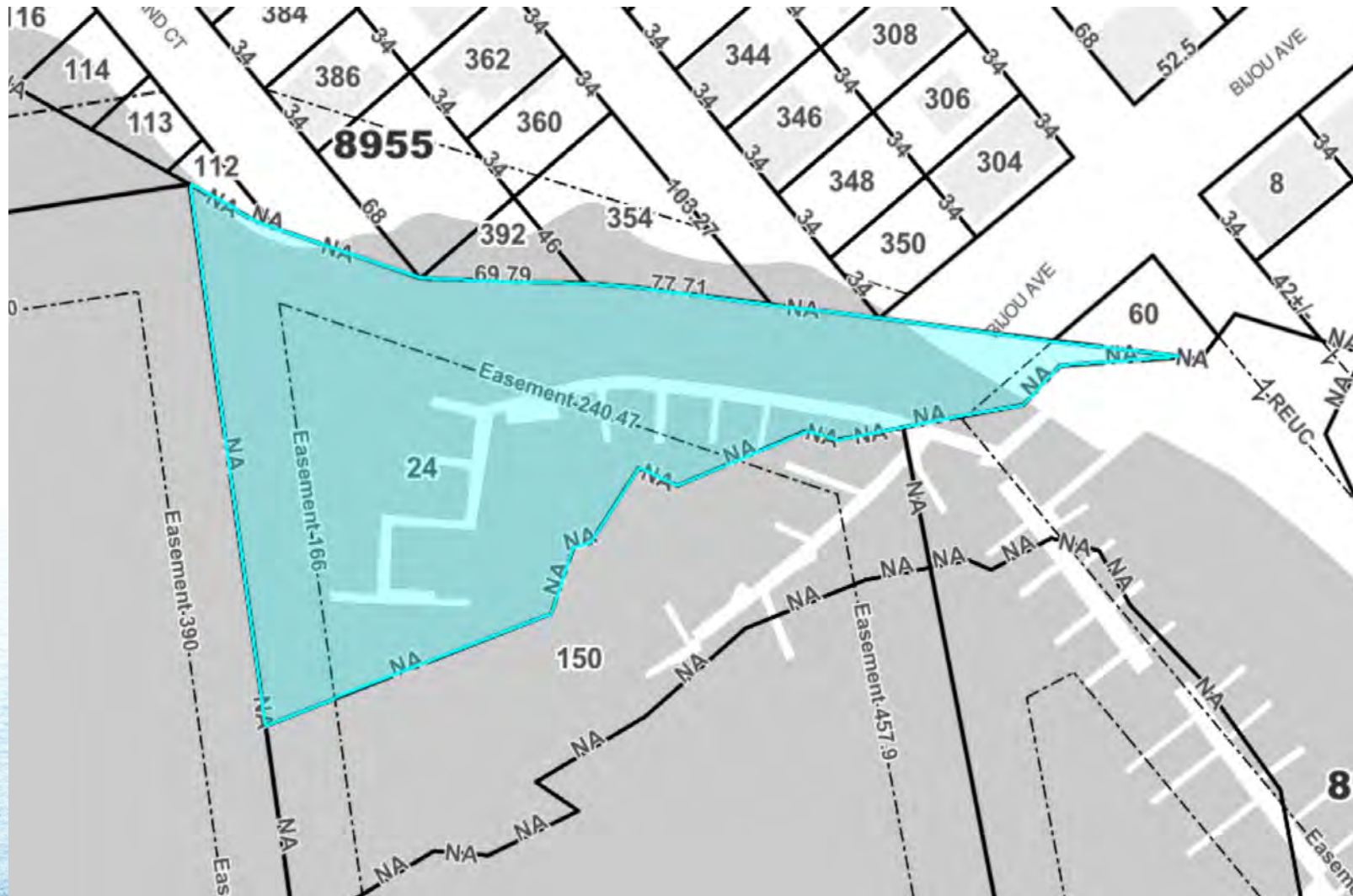
84 Ebony Court | 10





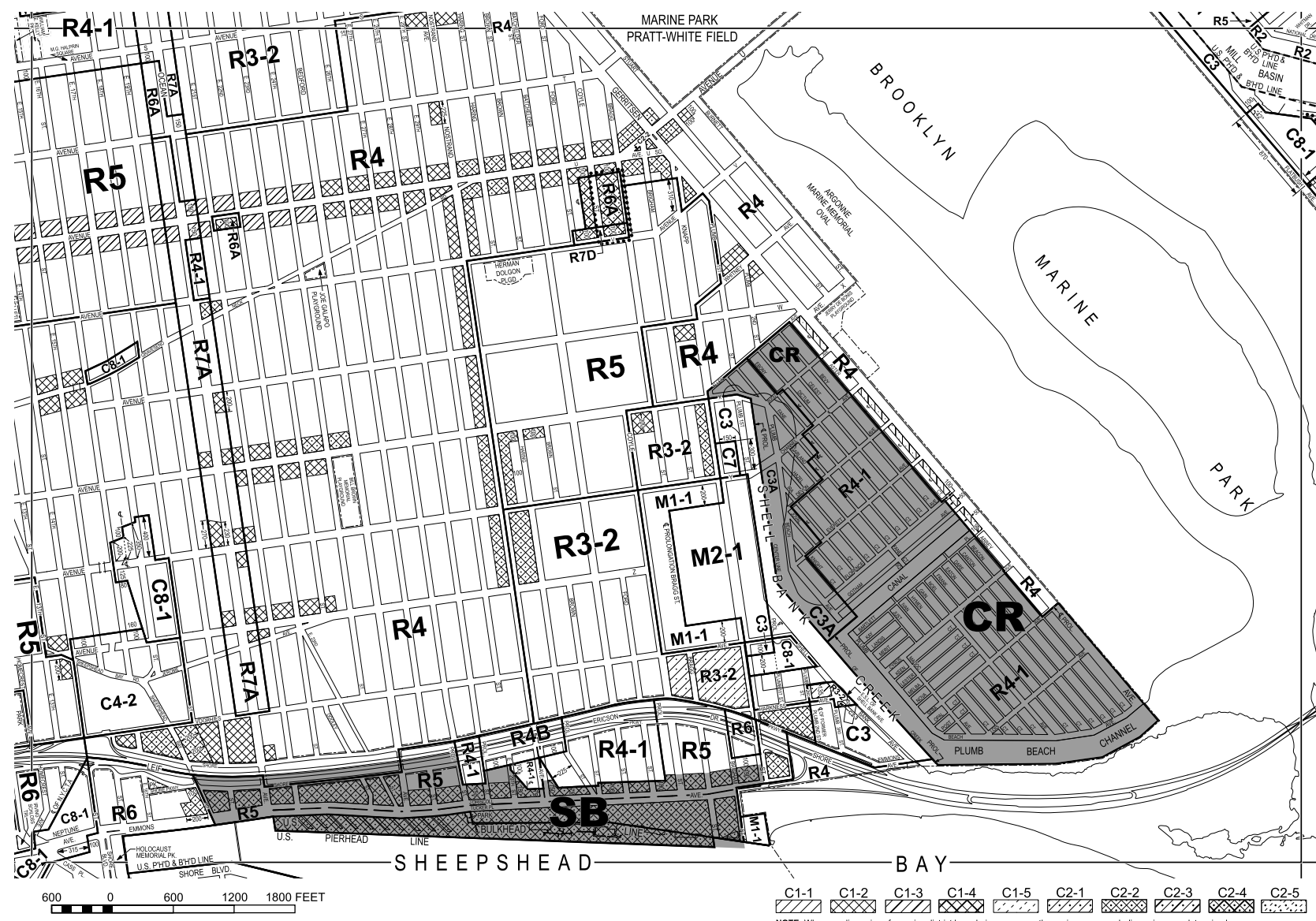
# TAX MAP

84 Ebony Court | 11





# ZONING MAP



C1-1	C1-2	C1-3	C1-4	C1-5	C2-1	C2-2	C2-3	C2-4	C2-5
------	------	------	------	------	------	------	------	------	------

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.



# AREA MAP - LOCAL

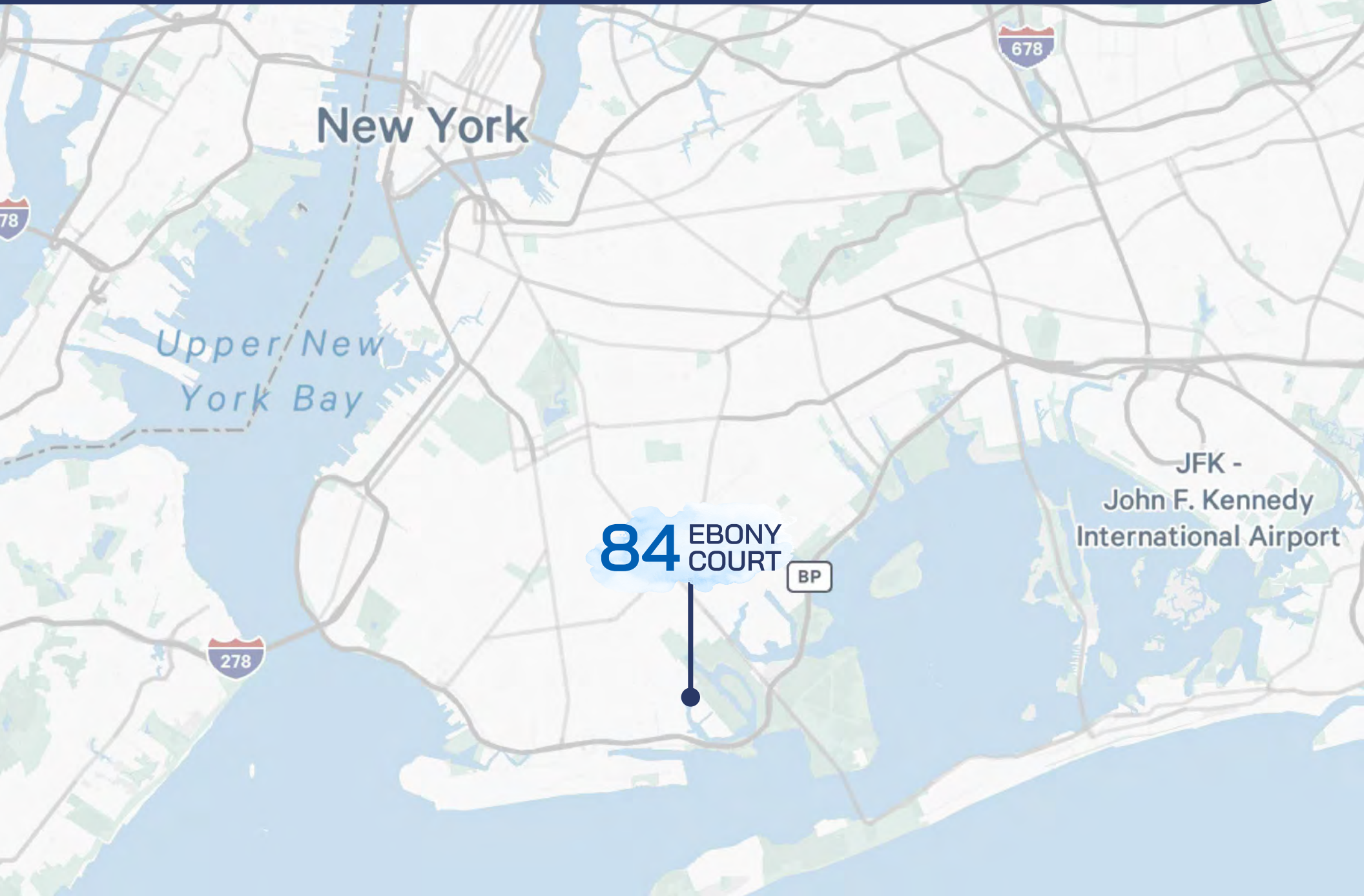
84 Ebony Court | 13





# AREA MAP - REGIONAL

84 Ebony Court | 14







# 84 EBONY COURT

**Mark Zussman**  
+1 646 522 1230  
[mark.zussman@cbre.com](mailto:mark.zussman@cbre.com)

**CBRE**

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE.