

**10,230 SF  
Mixed-Use  
Value Add  
Building  
for Sale**



**610-616 Coney Island Avenue, Brooklyn 11218**  
**Between Avenue C and Beverly Road | Kensington**

**TURNKEY COMMERCIAL PROPERTY FOR SALE**

*Presented by:*  
**Mendel Jacobson**



**610-616 Coney Island Avenue | Kensington, Brooklyn**  
**Built in 1930 | 3 Stories | 4 Units**

## BUILDING DETAILS

- One-story commercial building: 10,230 SF
- Plus 6,000 SF basement
- Site extends to East 9th Street
- 2 Drive-ins with lifts

## PRIME LOCATION & ACCESSIBILITY

- In the Kensington neighborhood of Brooklyn
- Just a short walk to Beverley Road Station (Q train)
- F & G trains nearby for added convenience

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



## REAR ENTRANCE & DRIVE-IN ACCESS

Positioned along East 9th Street, the rear of the property features dual drive-in entrances with lifts—ideal for loading, service access, or operational flexibility. A valuable extension to the property's front-facing exposure.

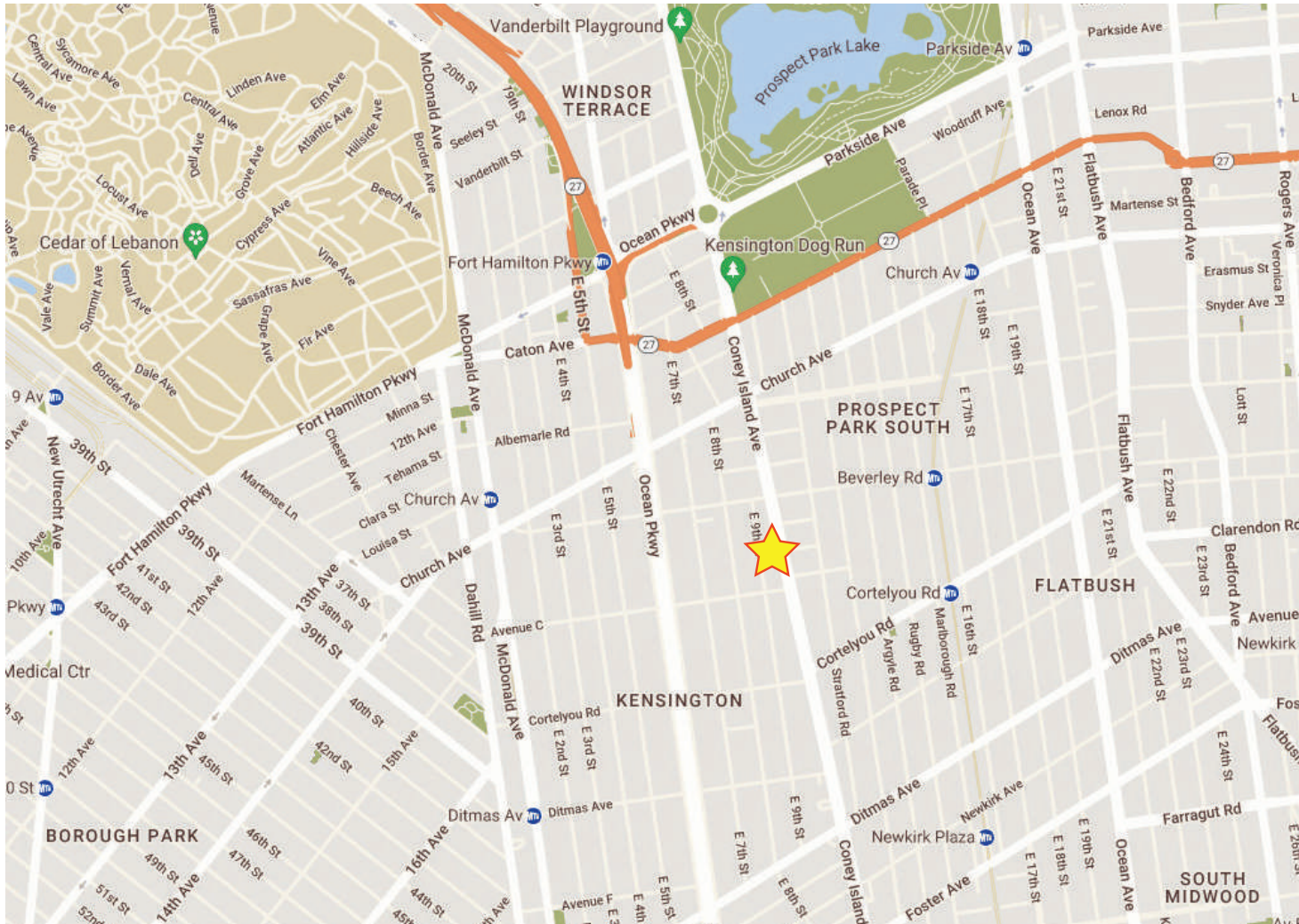


BACK OF BUILDING LOCATED ON EAST 9TH STREET

# PRIME LOCATION

## HEART OF KENSINGTON, BROOKLYN

Prime Kensington location with high foot traffic, strong demographics, and top transit access—ideal for business visibility and growth.



### 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




# ONE NYC RE

**SECURE YOUR SPOT  
IN ONE OF BROOKLYN'S  
MOST SOUGHT-AFTER LOCATIONS!**



## Broker Info:

**ONE NYC RE LLC**

-  Mendel Jacobson
-  917-727-9591
-  [mjacobson@one-nyc-re.com](mailto:mjacobson@one-nyc-re.com)

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