

AVAILABLE FOR SALE
ASKING PRICE \$1,650,000

2116- 2118 MERMAID AVENUE

Coney Island | Brooklyn

MIXED-USE DEVELOPMENT SITE
WITH APPROVED PLANS

RIPCO
INVESTMENT SALES



PROPERTY OVERVIEW

RIPCO REAL ESTATE has been retained on an exclusive basis to arrange for the sale of **2116-2118 MERMAID AVENUE**—in the Coney Island neighborhood of Brooklyn.

The mixed-use development site is conveniently located blocks away from the revitalized Coney Island Beach and Boardwalk. The site has approved plans for a six story, 17,470 SF multi-use building. This building plans to feature 2,308 SF of Commercial space, 3,223 SF of Community Facility space, and 10 Residential units totaling 11,938 SF.

The development site is zoned R6 with a C1-C2 overlay and boasts approximately 39 FT of frontage potential along Mermaid Avenue. Nearby local tenants and national retailers include Dunkin' Donuts, McDonalds, Applebee's, Chase Bank, Bank of America, Rita's Italian Ice, MCU Park, Luna Parks and Coney Island's own Nathan's Famous.

The site is situated near Surf Avenue and the Belt Parkway, providing nearby access to all of Brooklyn as well Manhattan, Queens, Long Island, New Jersey and all major airports. The area is also serviced by the Coney Island-Stillwell Ave subway station and **D F N Q** lines as well as the B36, B74, B82, BX28 and BX38 bus lines.

NYC TAX INFORMATION

Assessment (2022/2023)	\$140,130
Tax Rate	10.646%
Annual Property Taxes (22/23)	\$14,918
Tax Class	4

PROPERTY SUMMARY

THE OFFERING

Property Address	2116-2118 Mermaid Avenue
Neighborhood	Coney Island
County	Brooklyn (Kings)
Block / Lot	7058 / 5
Gross Lot Sq. Ft.	3,402 SF (approx.)
Lot Dimensions	39' x 100' SF (approx.)

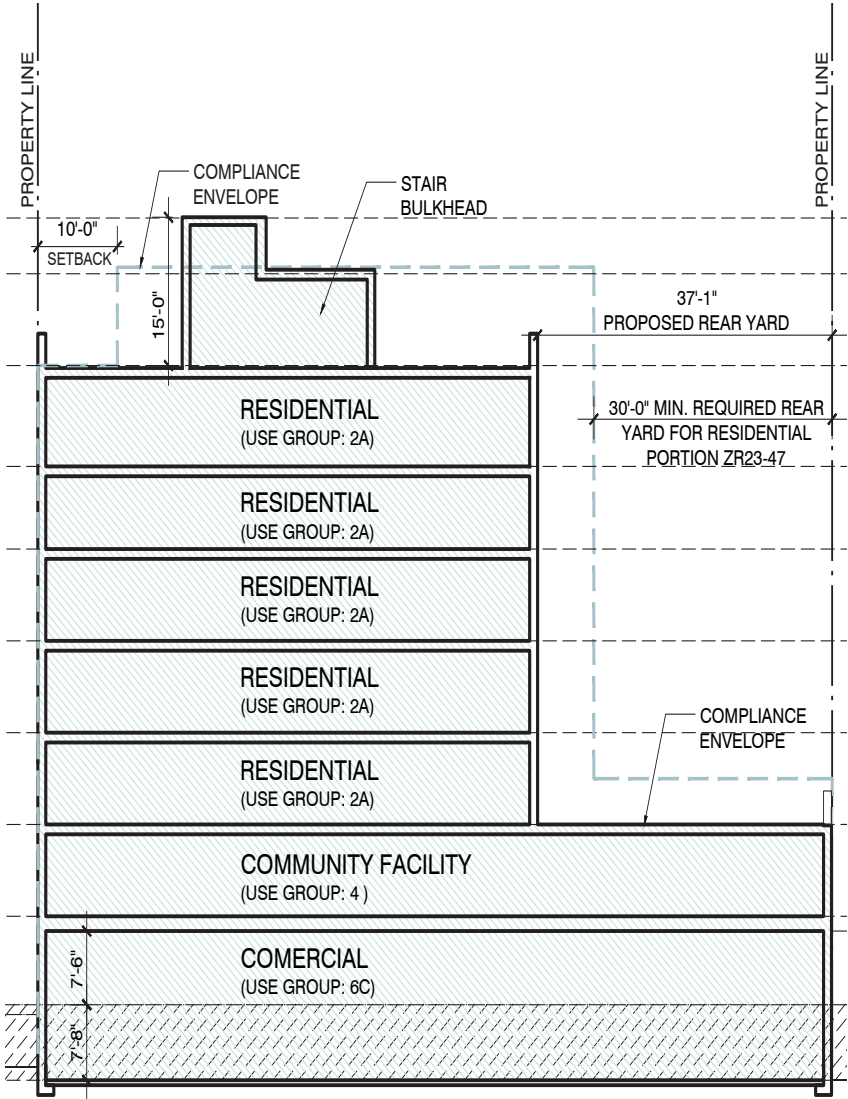
APPROVED PLANS

Type	Mixed-Use
Stories	6
Residential SF	11,938 SF
Commercial SF	2,308 SF
Community Facility SF	3,223 SF
Total SF	17,469 SF (approx.)
Residential Units	10
Recreation Space SF	386

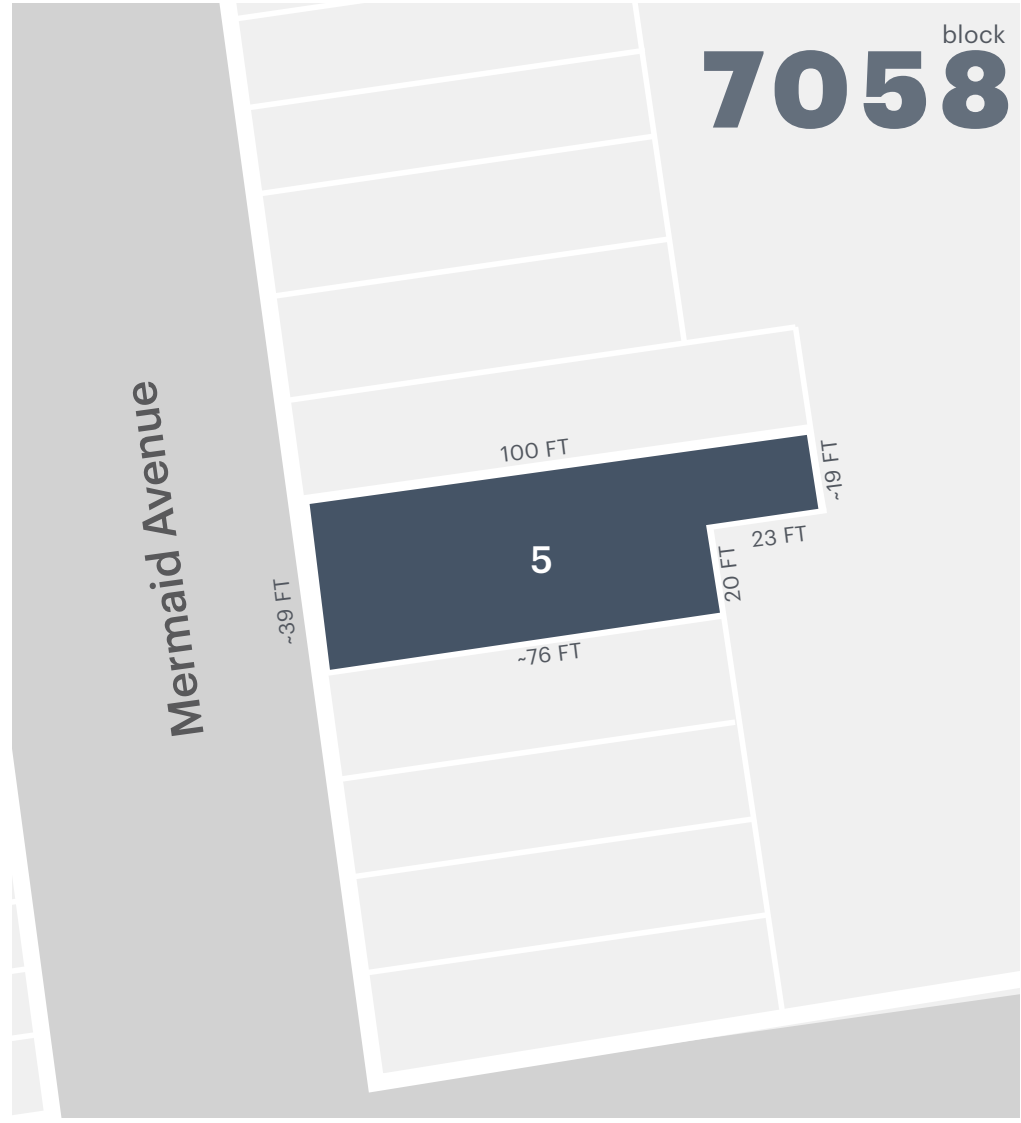
ZONING INFORMATION

Zoning	R6, C1-2
Street Width Classification	Wide
FAR Residential (As-of-Right)	3.00
FAR Commercial	2.00
FAR Community Facility	4.8
Buildable SF (As-of-Right)	10,206 SF (approx.)

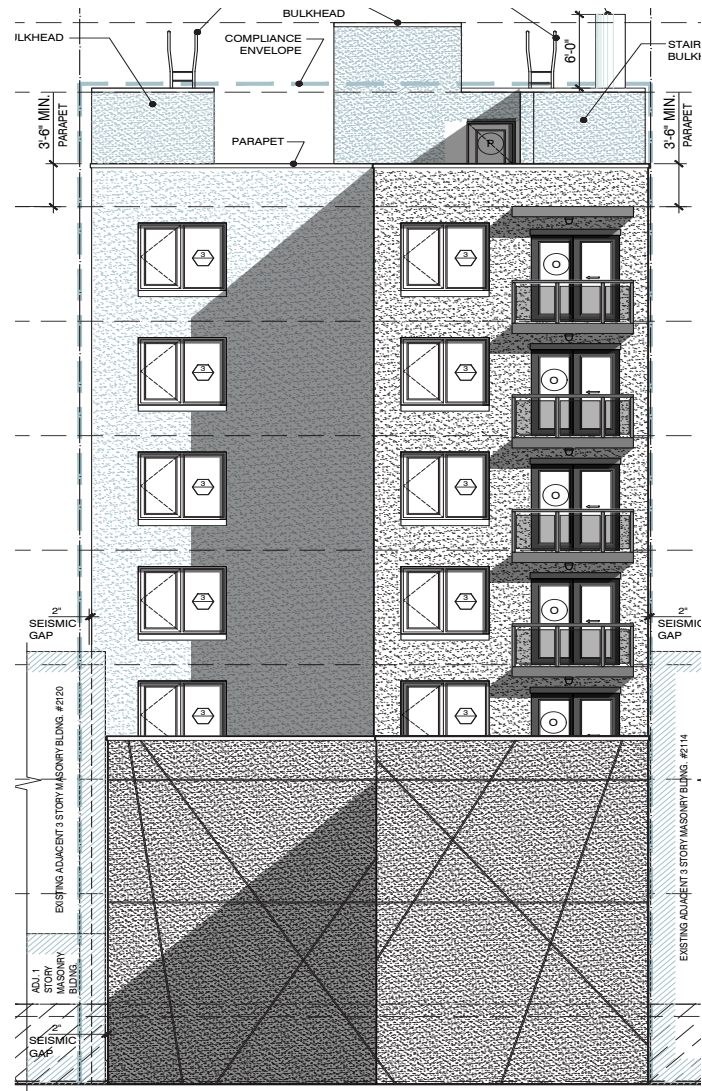
DEVELOPMENT PLANS



TAX MAP



PLAN ELEVATIONS



AREA DEMOGRAPHICS



	.5 MILE	1 MILE
POPULATION	16,264	36,564
NUMBER OF HOUSEHOLDS	5,765	16,140
AVERAGE HOUSEHOLD INCOME	\$49,218	\$84,738
MEDIAN HOUSEHOLD INCOME	\$28,614	\$50,277
COLLEGE GRADUATES	3,610 33%	15,343 54%
TOTAL BUSINESSES	559	592
TOTAL EMPLOYEES	4,514	5,073
DAYTIME POPULATION	17,059	31,542

2116-2118 MERMAID AVENUE
FOR SALE

RETAIL MAP



CONTACT EXCLUSIVE AGENTS

2116-2118 MERMAID AVENUE
FOR SALE

FOR SALE INQUIRIES

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