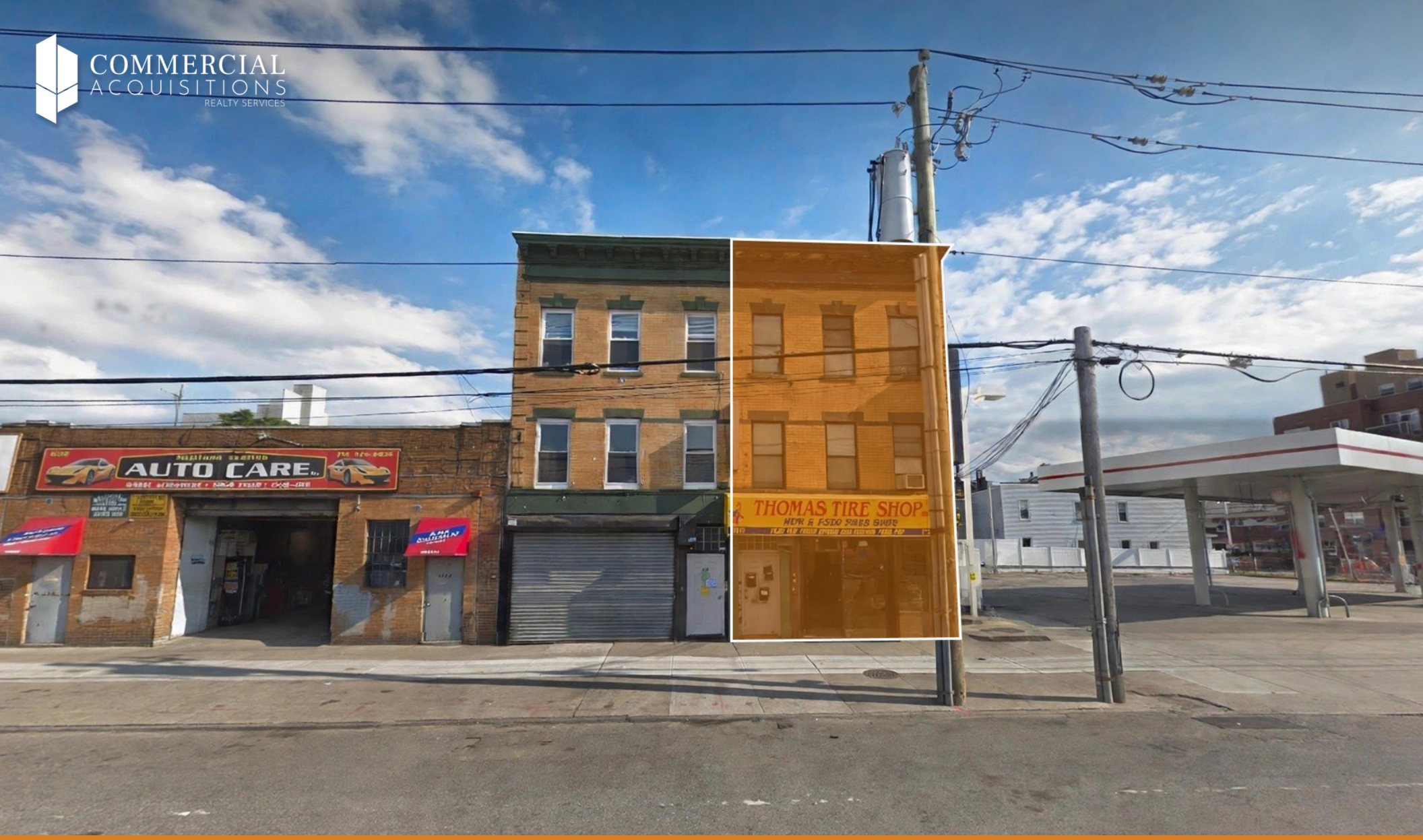
COMMERCIAL ACQUISITIONS
REALTY SERVICES



COMMERCIAL BUILDING FOR SALE

1614 NEPTUNE AVENUE

CONEY ISLAND · BROOKLYN NY 11224

OFFERING MEMORANDUM

EXCLUSIVE BROKER
DENIS ABAYEV
718-954-1363
denis@commercialacq.com

EXECUTIVE SUMMARY

THE SPACE

A **3,990 SF commercial building** in the heart of Coney Island, steps from one of southern Brooklyn's busiest transit hubs. The building has a ground-floor retail space with newly renovated professional offices on the 2nd and 3rd floors (approximately 1,140 SF each). It is a self-sustaining building, with owner expenses only property tax and insurance.

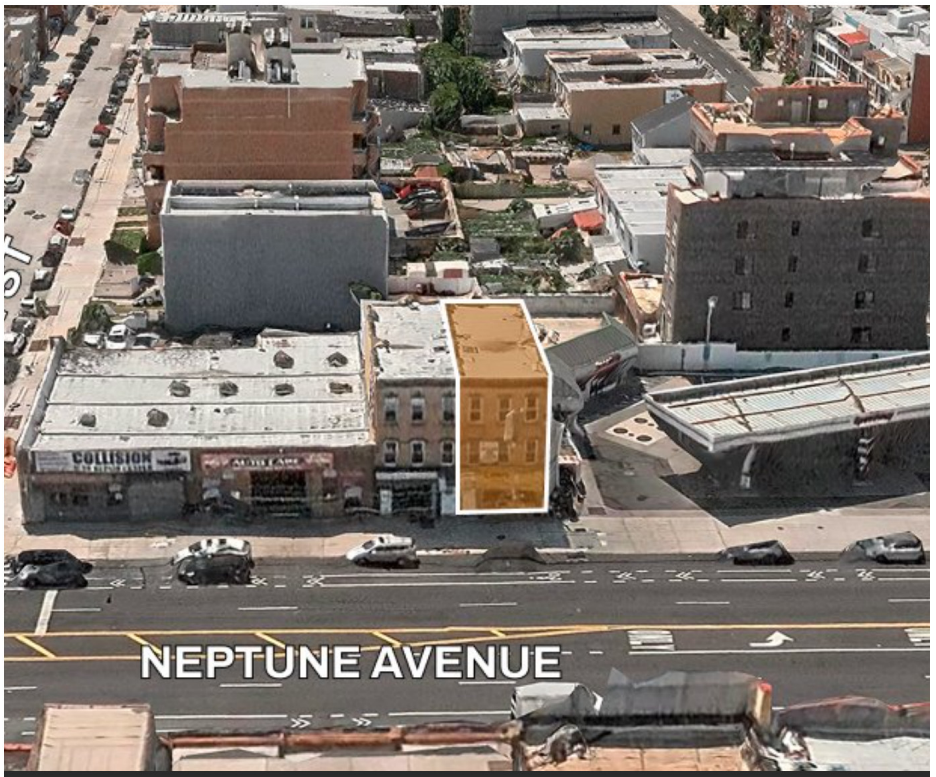
Owner-User or Investor Opportunity. With the 2nd and 3rd floor offices currently vacant, this property is ideal for an owner-user looking to occupy the office space while the ground-floor retail rent offsets carrying costs, or for an investor looking to add value through lease-up of the renovated office floors.

Move-in ready. Both office floors have been recently renovated, featuring an open layout and two bathrooms, allowing for immediate occupancy or leasing.

In-place income. Ground-floor retail tenant has a 5 year lease in place.

Prime location. On Neptune Avenue with immediate Belt Parkway access and the Coney Island–Stillwell Avenue terminal (D, F, N, Q) a short walk away.

Growth market. Coney Island is in the middle of its largest investment cycle in decades, with more than 1,500 new residential units and ground-floor retail underway nearby. The property is located within an opportunity zone.



ASKING PRICE

$1,600,000

3,990 SF	19′ FRONTAGE	NEWLY RENOVATED
BUILDING	ON NEPTUNE AVENUE	CONDITION

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PROPERTY OVERVIEW

PROPERTY INFORMATION

ADDRESS	1614 NEPTUNE AVENUE, BROOKLYN, NY 11224
NEIGHBORHOOD	CONEY ISLAND
CROSS STREETS	BETWEEN WEST 16TH STREET & WEST 17TH STREET
BUILDING SIZE	3,990 SF (19′ X 90′ ON GROUND FLOOR, 19′ X 60′ 2ND & 3RD FLOOR)
LOT	19′ X 90′
BLOCK & LOT	7021-0007
ZONING	C8-1
PACKAGE DEAL AVAILABLE	BUILDING CAN BE PURCHASED WITH 1612 NEPTUNE AVENUE
FEATURES	EACH FLOOR HAS ITS OWN HEATING/COOLING SYSTEM
TRANSIT	CLOSE TO THE D, F, N AND Q TRAINS





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FINANCIALS

RENT ROLL

3 UNITS	$9,800 MONTHLY RENT	$117,600 ANNUAL RENT	**$87,969** NET OPERATING INCOME

UNIT	TENANT	SIZE	MONTHLY	ANNUAL	TERM	NOTES
Ground Floor	Retail	1,710 SF	$4,000	$48,000	5 Years	
2nd Floor	*Proposed rent*	1,140 SF	*$3,000*	*$36,000*		**Proposed Rent**
3rd Floor	*Proposed rent*	1,140 SF	*$2,800*	*$33,600*		**Proposed Rent**
TOTAL			**$9,800**	**$117,600**		

INCOME & EXPENSES PER YEAR	
Gross rent (incl. proposed)	$117,600
1614 Neptune Avenue Property Tax (2026-2027)	($22,631)
Insurance	($7,000)
Total expenses	**($29,631)**
NET OPERATING INCOME	**$87,969**

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PROPERTY

1614 NEPTUNE AVENUE - INTERIOR PHOTOS









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LOCATION

MARKET MAP & SURROUNDING TENANTS

Located on Neptune Avenue between West 16th and West 17th Streets in Coney Island. This commercial corridor is lined with auto service shops and neighborhood businesses. Nearby retail includes The Home Depot, Food Bazaar Supermarket, Chipotle, CVS, Key Food, McDonald's, Nathan's, Luna Park and the New York Aquarium are toward Surf Avenue. The D, F, N and Q trains are close by, along with the B36, B64, B68, B74 and B82 buses.



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