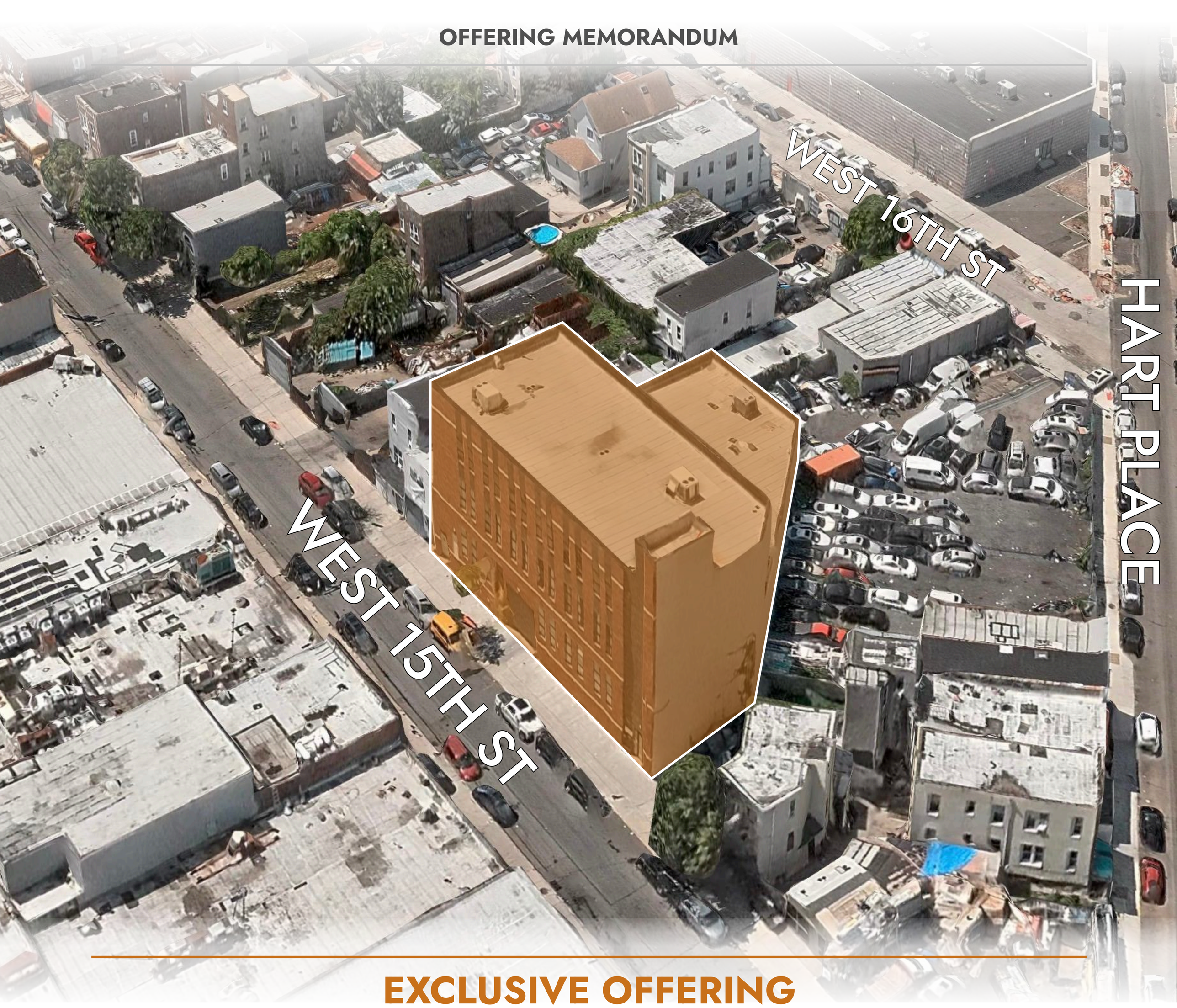
OFFERING MEMORANDUM



EXCLUSIVE OFFERING

2702 WEST 15TH STREET

BROOKLYN, NY 11224

CONEY ISLAND

FOR SALE

COMMERCIAL ACQUISITIONS

Scan to view all current listings

EXCLUSIVE BROKER
ARSEN ATBASHYAN
917-939-3760
arsen@commercialacq.com

PROPERTY INFORMATION

Modern warehouse building constructed in 2022, is available for sale in the heart of Coney Island. The property offers a large loading dock, high ceiling across all floors and the lower level, and dedicated parking on site.



2702 WEST 15TH STREET

WEST 15TH STREET BETWEEN HART PLACE & NEPTUNE AVENUE

BLOCK & LOT	**6996-0053**
ZONING	**M1-2**
LOT SIZE	**11,945 SF**
BUILDING SIZE	**33,964 SF**
FRONTAGE ON WEST 15TH ST	**127’**
BUILT	**2022**
TAX ABATEMENT	**20 YRS REMAINING**



LEGAL DISCLAIMER

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MARKET MAP & LOCATION ANALYSIS

Modern warehouse building in the Coney Island industrial corridor, minutes from the Belt Parkway and the Coney Island-Stillwell Avenue subway hub.



TENANT LIST

QUICK SERVICE / RESTAURANTS

MCDONALD'S
TACO BELL
WHITE CASTLE
CHIPOTLE
DOMINO'S
NATHAN'S
IHOP
STARBUCKS
DUNKIN'
IT'SUGAR

GROCERY / FOOD RETAIL

FOOD BAZAAR SUPERMARKET
KEY FOOD FRESH
NETCOST

HEALTH & WELLNESS

CVS
NYU LANGONE
PUREGYM

ENTERTAINMENT

LUNA PARK
NY AQUARIUM
MAIMONIDES PARK

RETAIL & SERVICES

HOME DEPOT
DOLLAR TREE
LAND ROVER
CUBESMART
BP

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FINANCIAL ANALYSIS

TOTAL ANNUAL INCOME	OPERATING EXPENSES	NET OPERATING INCOME
$641,578	$92,696	$548,882

RENTAL INCOME	LEASE TERMS	ANNUALLY
LOWER LEVEL + FIRST FLOOR Owner Occupied Wholesale Distribution/Storage	CAN BE DELIVERED VACANT	$336,000.00
SECOND FLOOR Sports Athletics / After School	06/01/2028 + 5 YRS OPTION	$166,073.00
THIRD FLOOR Fencing Academy	05/31/2031 + 5 YRS OPTION	$125,201.00
TENANT UTILITY REIMBURSEMENT		$14,304.00
TOTAL INCOME		**$641,578.00**

OPERATING EXPENSES	ANNUALLY
TAXES & ASSESSMENTS **(20 YEAR TAX ABATEMENT REMAINING)**	$30,132.00
UTILITIES	$22,728.00
INSURANCE	$23,964.24
INSPECTIONS & COMPLIANCE	$15,872.00
TOTAL OPERATING EXPENSES	**$92,696.24**

TOTAL INCOME	$641,578.00
LESS: TOTAL OPERATING EXPENSES	($92,696.24)
TOTAL NET INCOME	**$548,881.76**

ASKING PRICE

UPON REQUEST

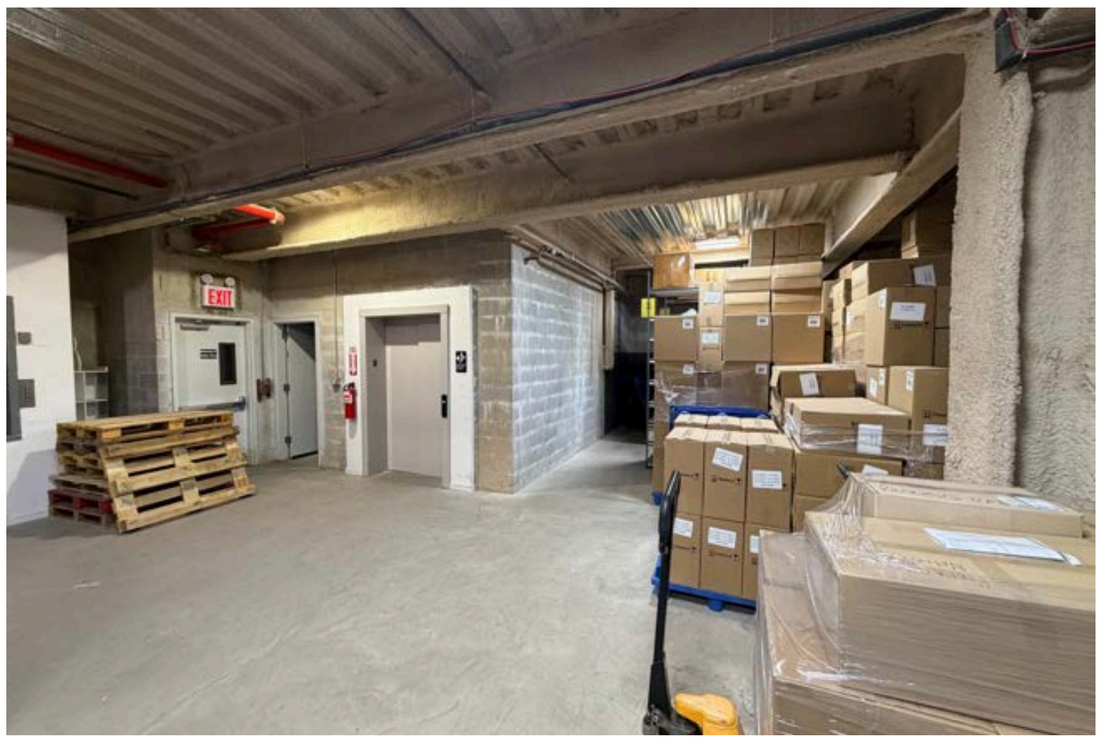
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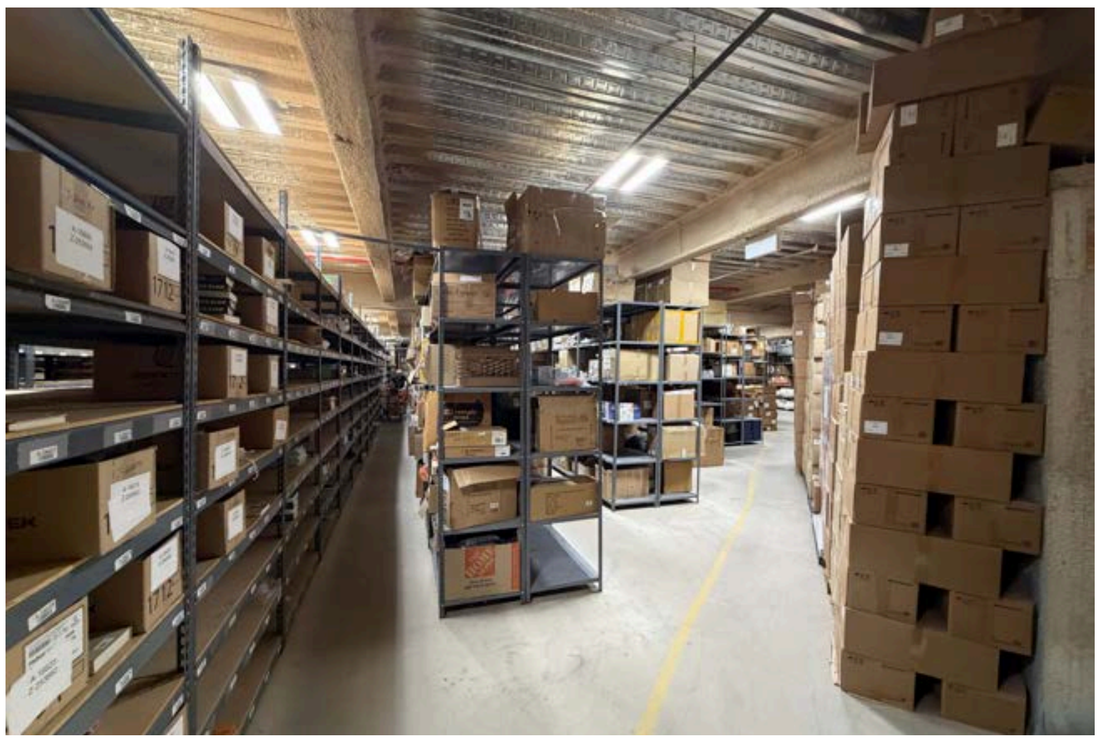
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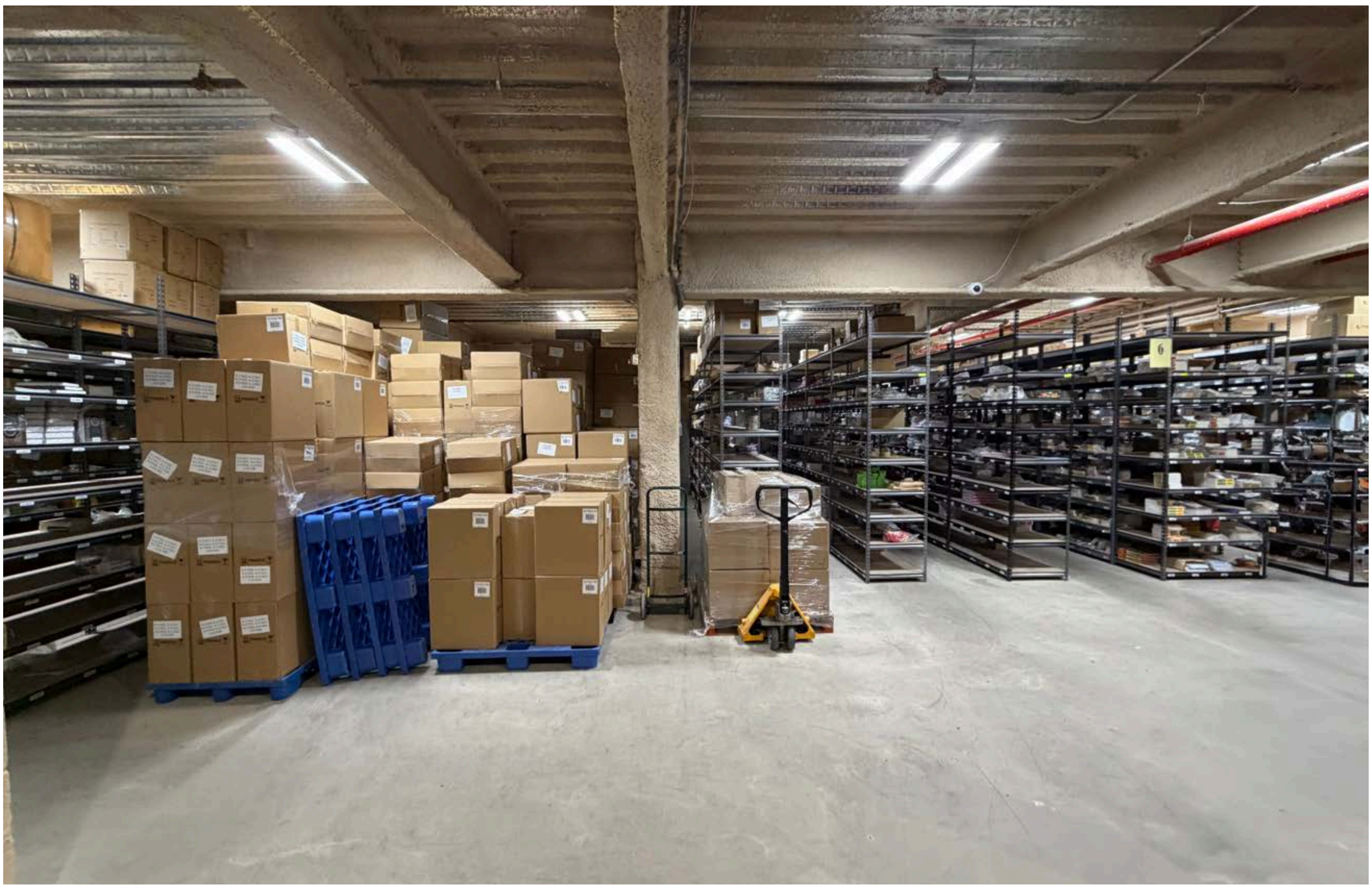
PROPERTY IMAGES - LOWER LEVEL

11,000
SQUARE FEET

USE	**WAREHOUSE**
CEILING	**14′**
LOADING	**LARGE LOADING DOCK**







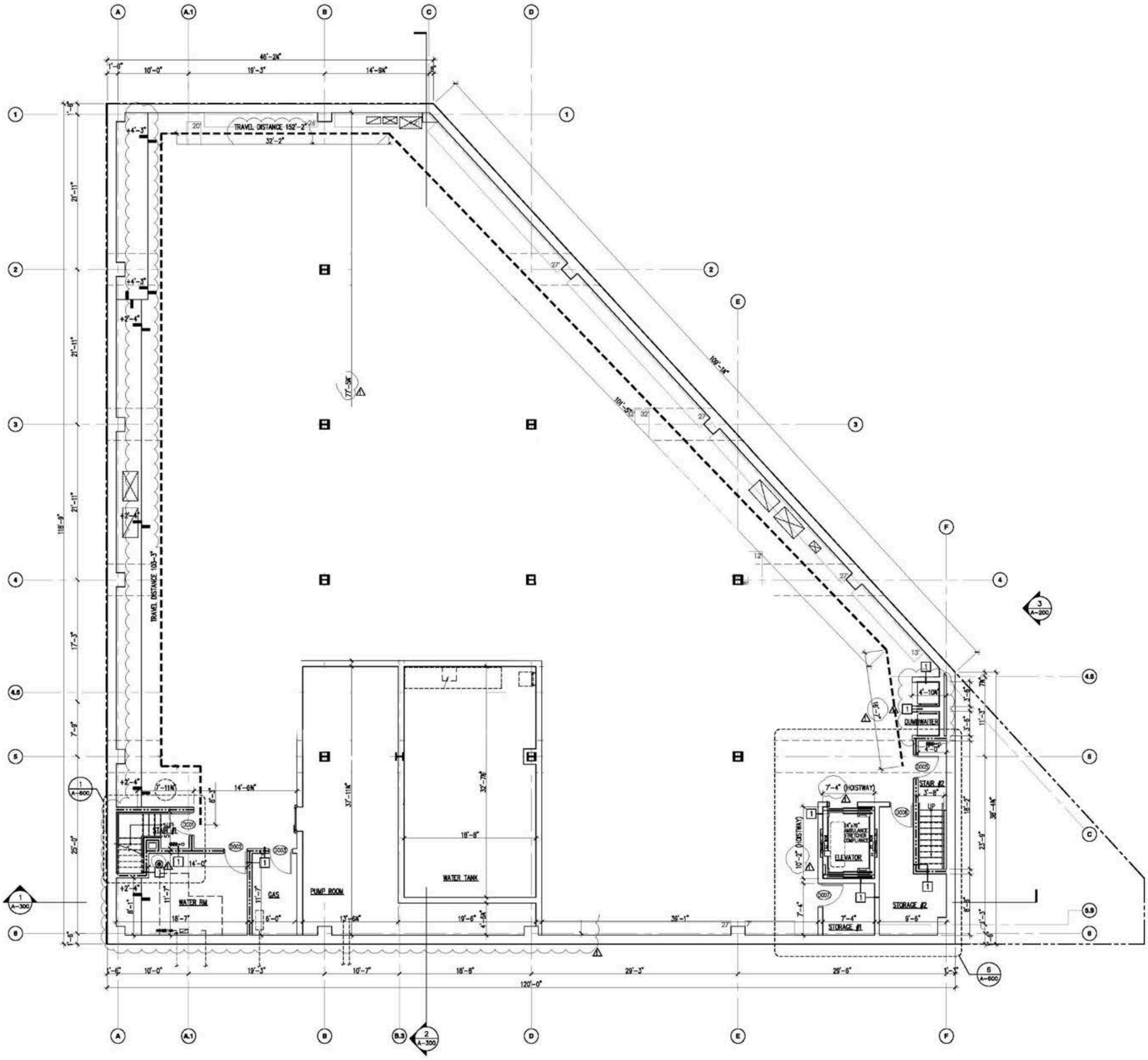
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FLOOR PLAN - LOWER LEVEL

11,000
SQUARE FEET

USE	**WAREHOUSE**
CEILING	**14′**
LOADING	**LARGE LOADING DOCK**



WEST 15TH STREET

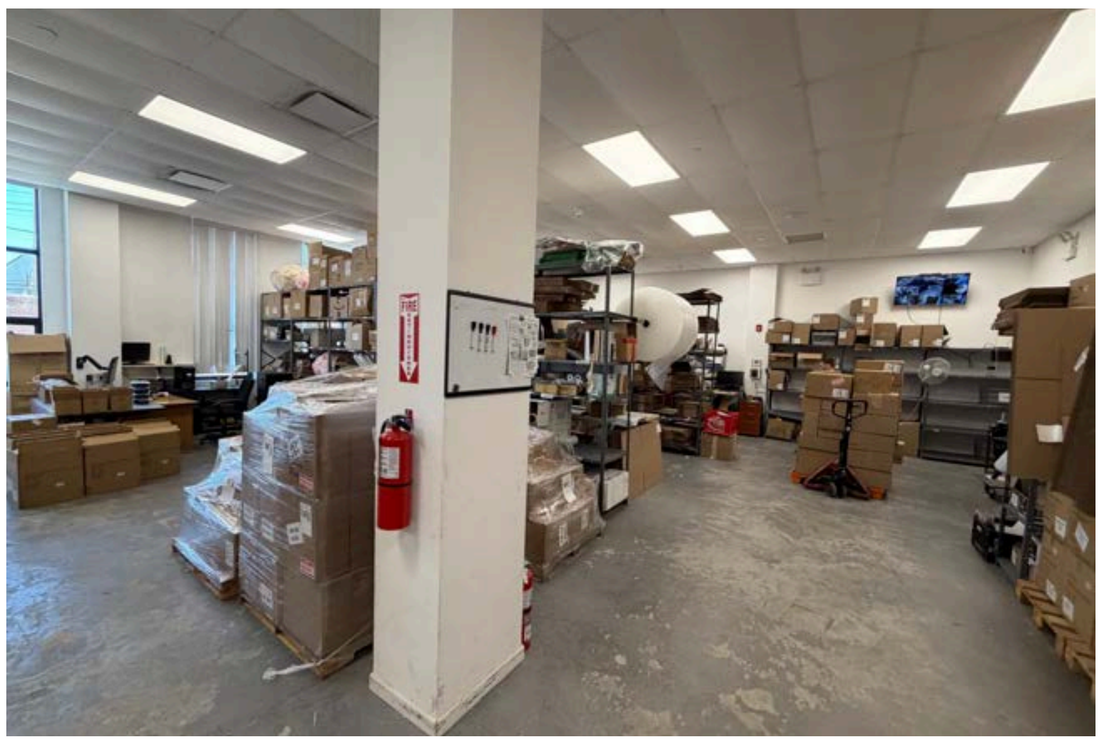
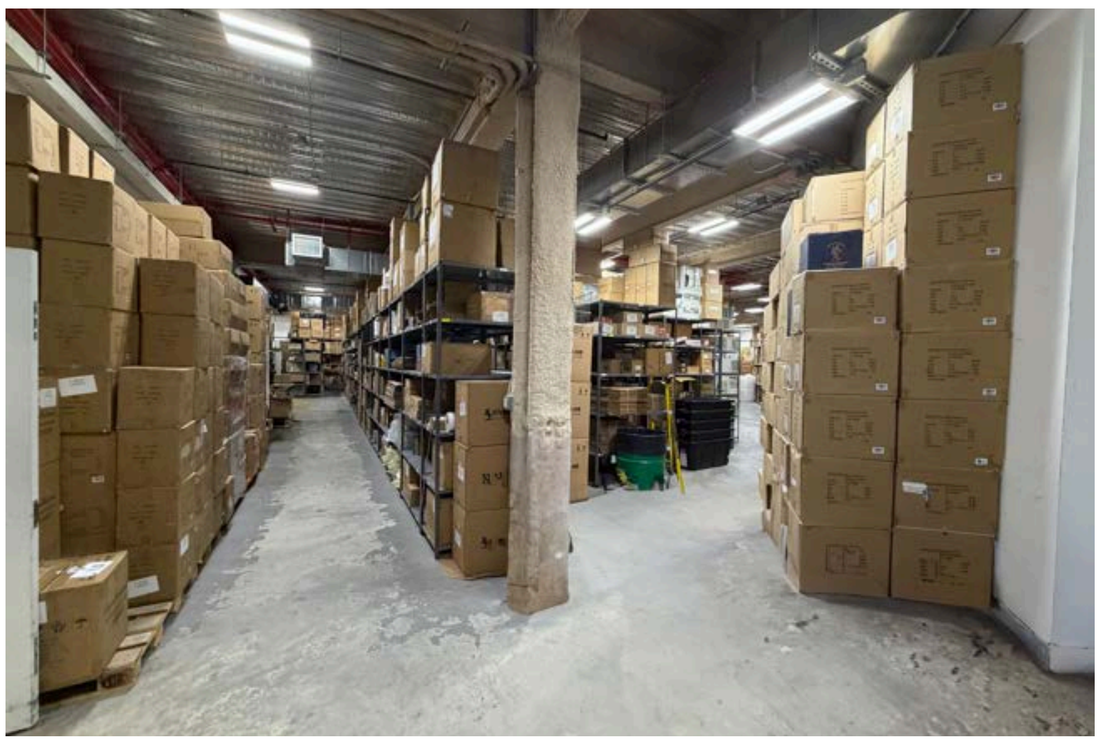
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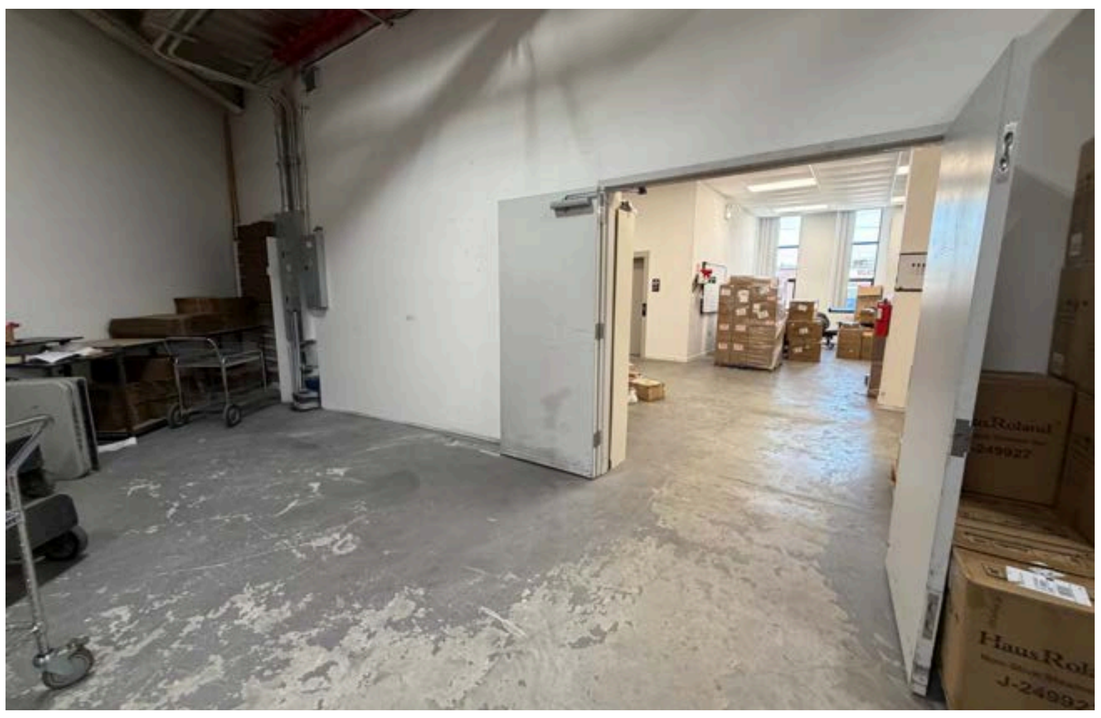
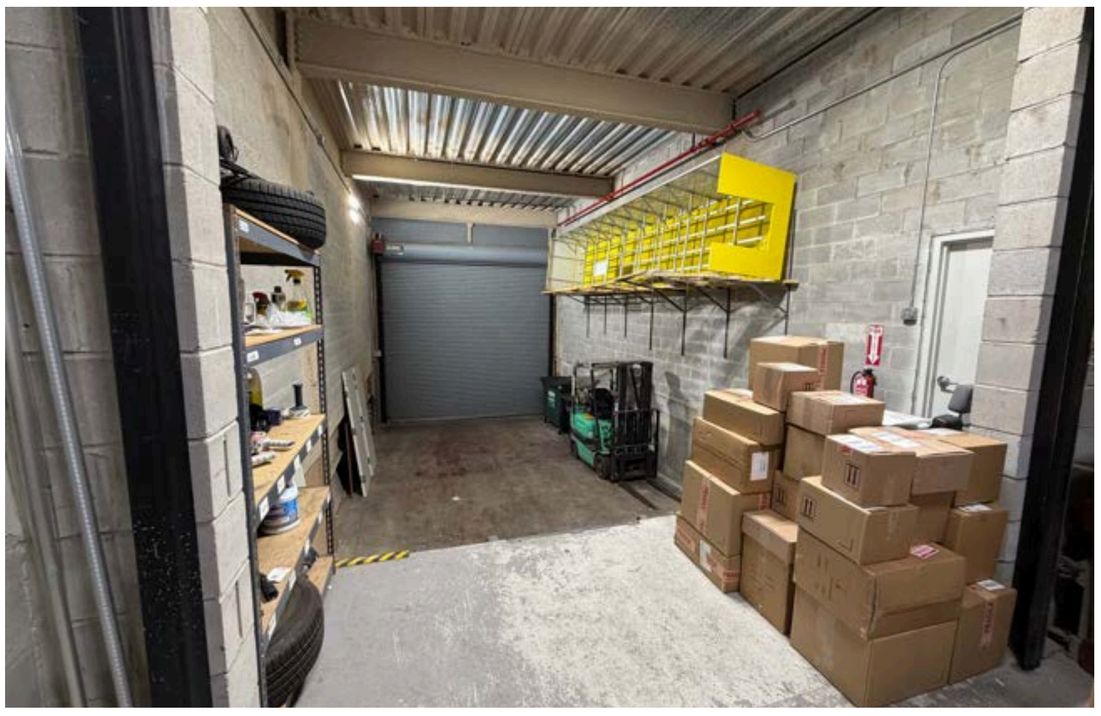
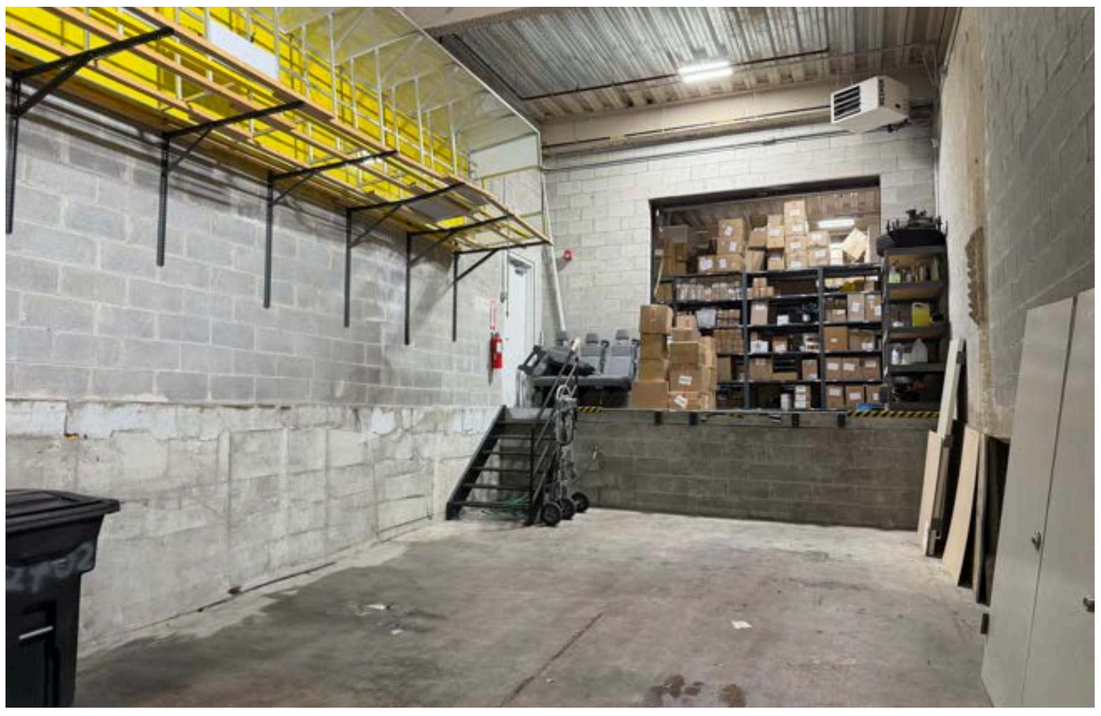
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PROPERTY IMAGES - FIRST FLOOR

11,000
SQUARE FEET

USE	**WAREHOUSE**
CEILING	**15'**
LOADING	**LARGE LOADING DOCK**

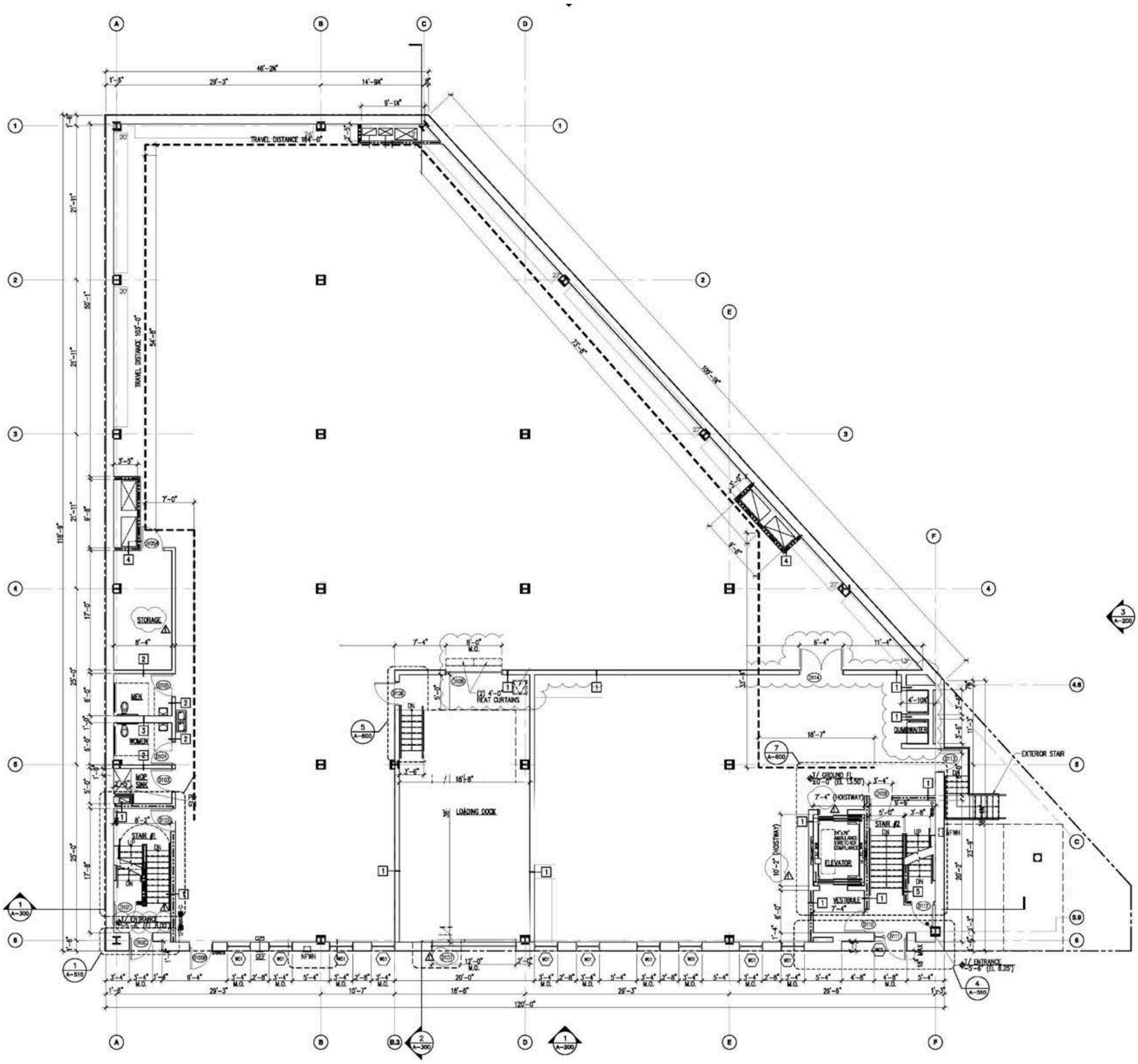
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FLOOR PLAN - FIRST FLOOR

11,000
SQUARE FEET

USE	**WAREHOUSE**
CEILING	**15'**
LOADING	**LARGE LOADING DOCK**



WEST 15TH STREET

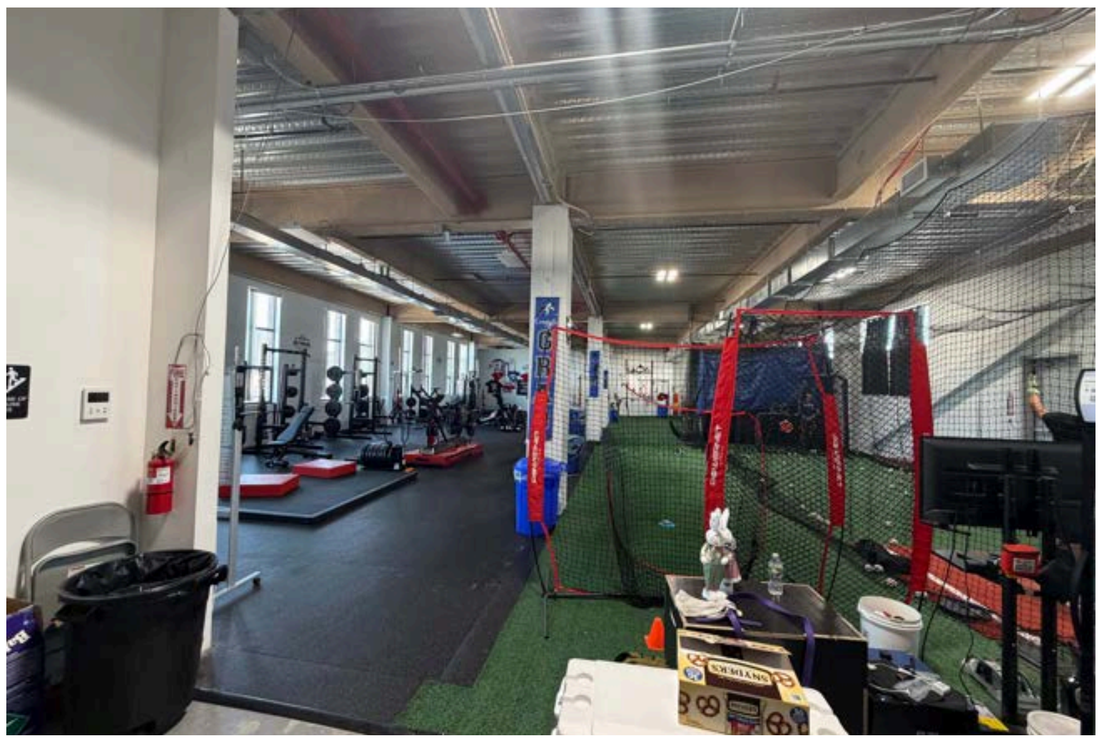
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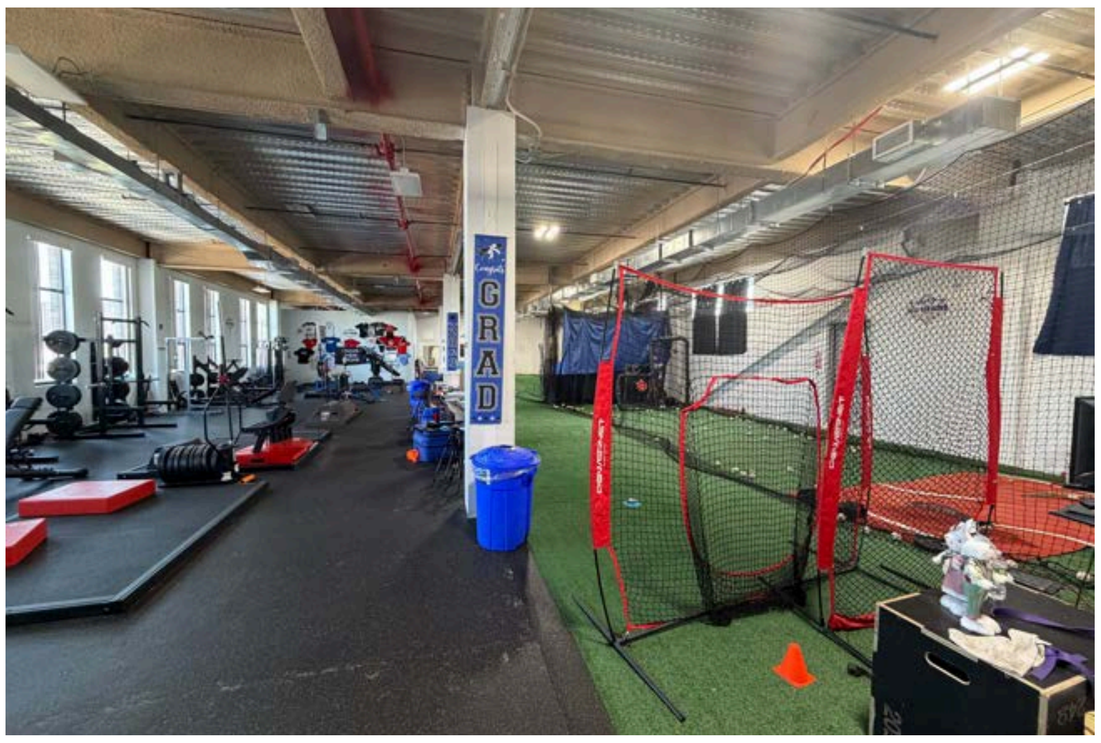
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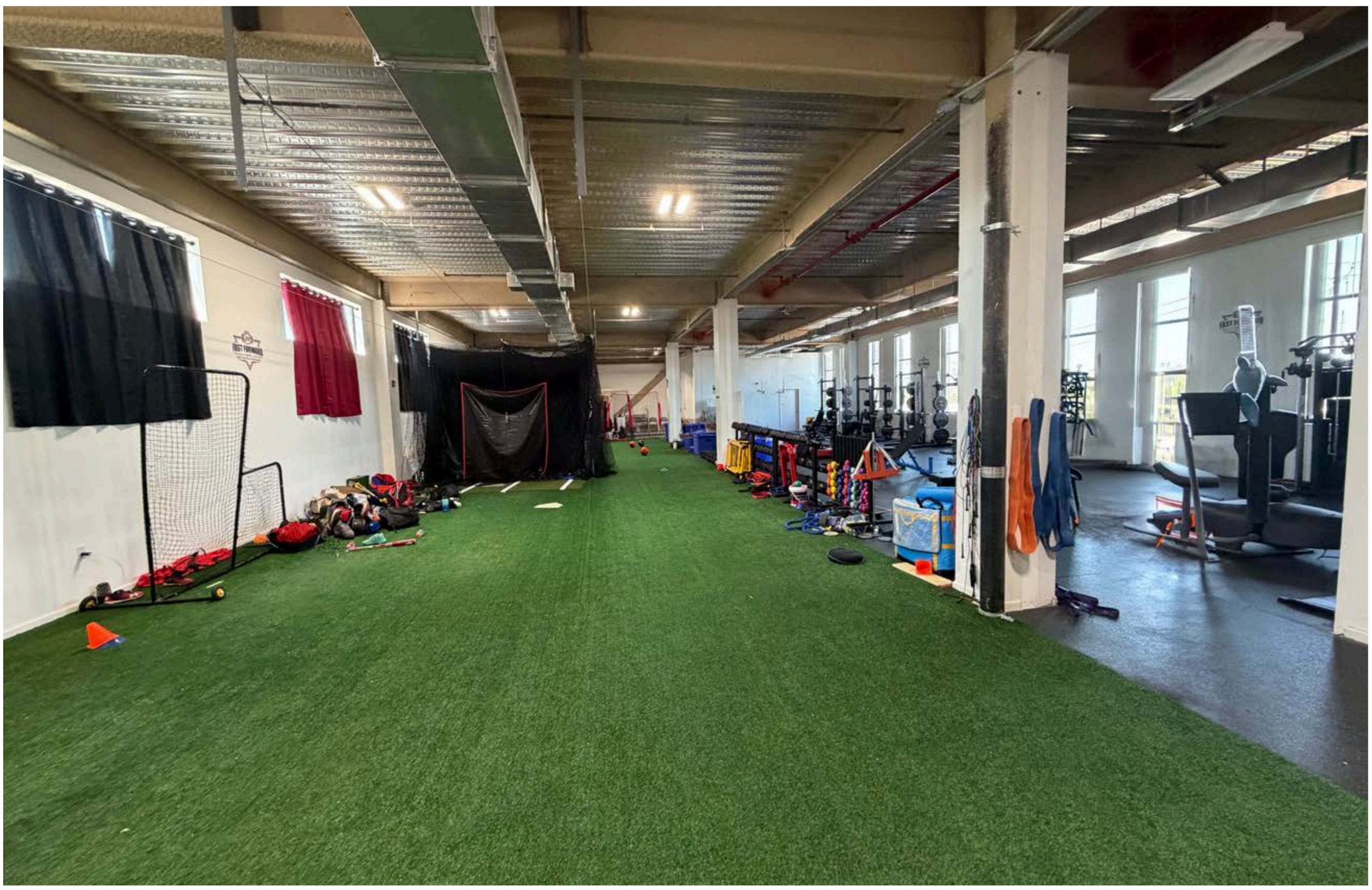
PROPERTY IMAGES - SECOND FLOOR

6,200
SQUARE FEET

USE	**GYM**
CEILING	**15'**
OUTDOOR	**LARGE TERRACE**







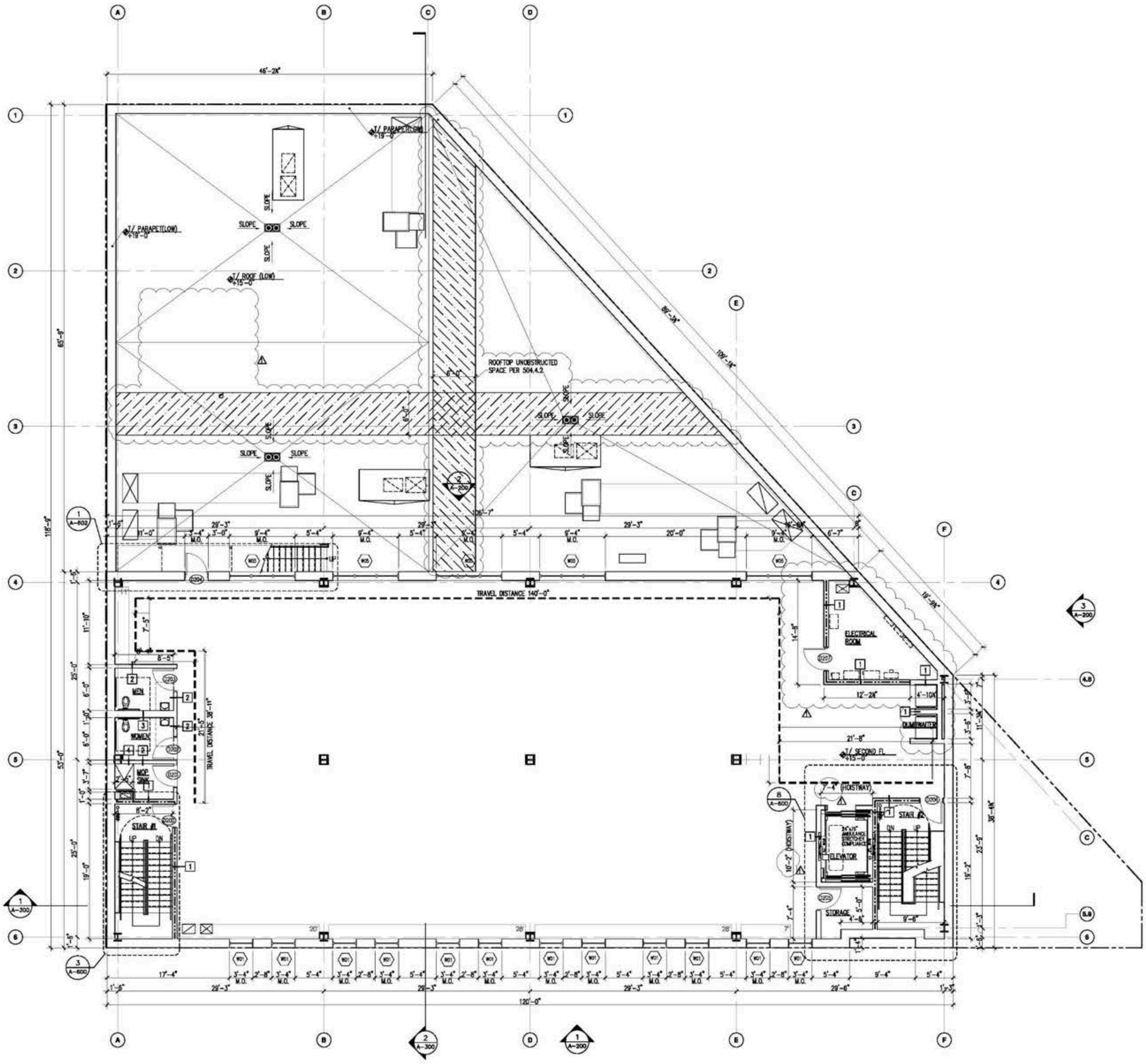
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FLOOR PLAN - SECOND FLOOR

6,200
SQUARE FEET

USE	**GYM**
CEILING	**15'**
OUTDOOR	**LARGE TERRACE**



WEST 15TH STREET

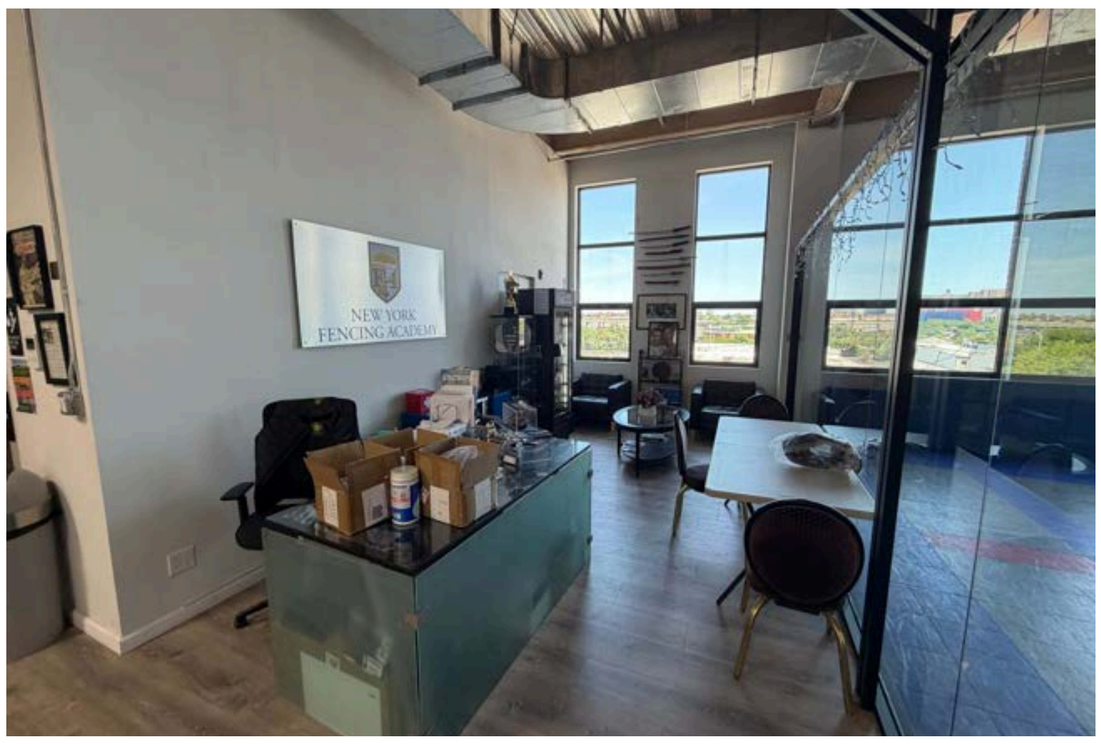
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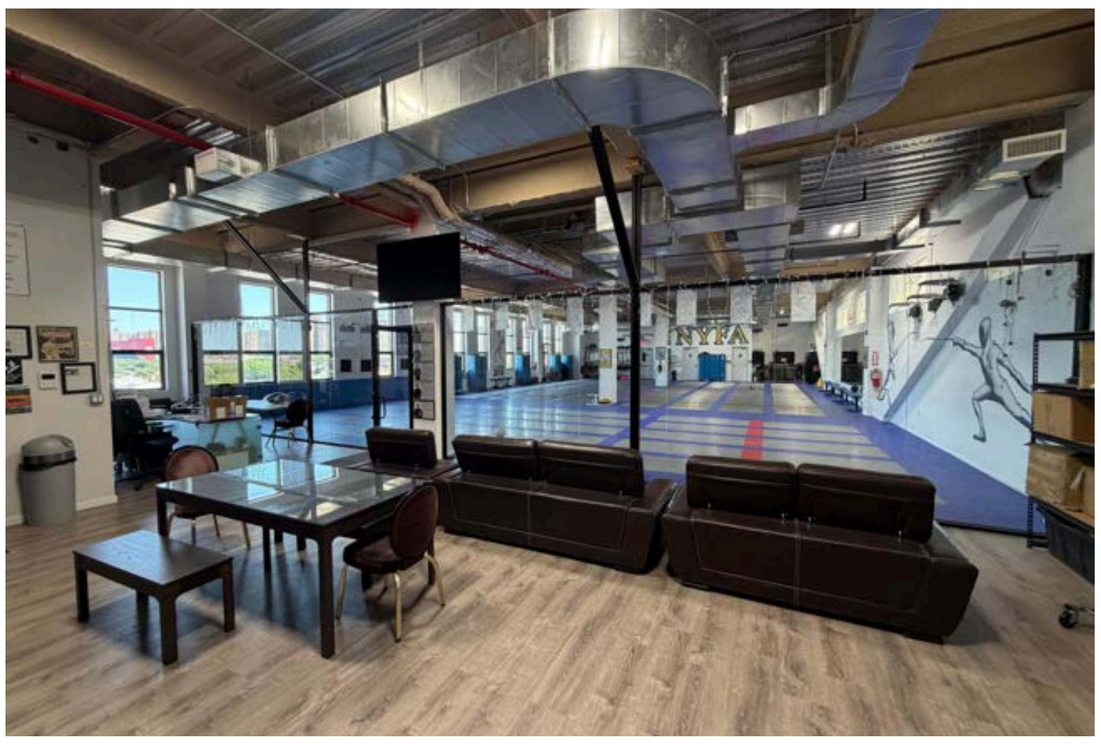
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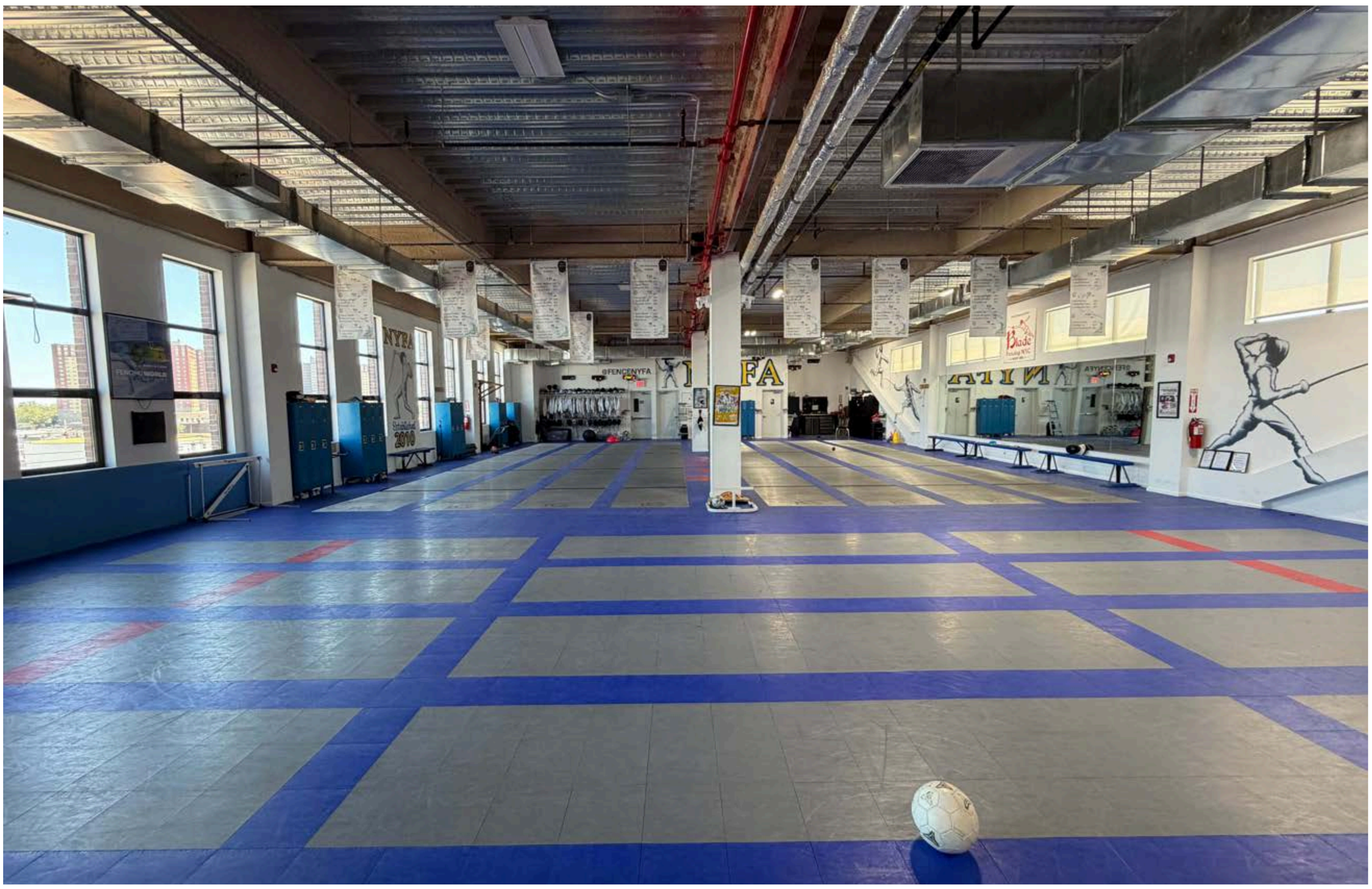
PROPERTY IMAGES - THIRD FLOOR

6,200
SQUARE FEET

USE	GYM
CEILING	15'







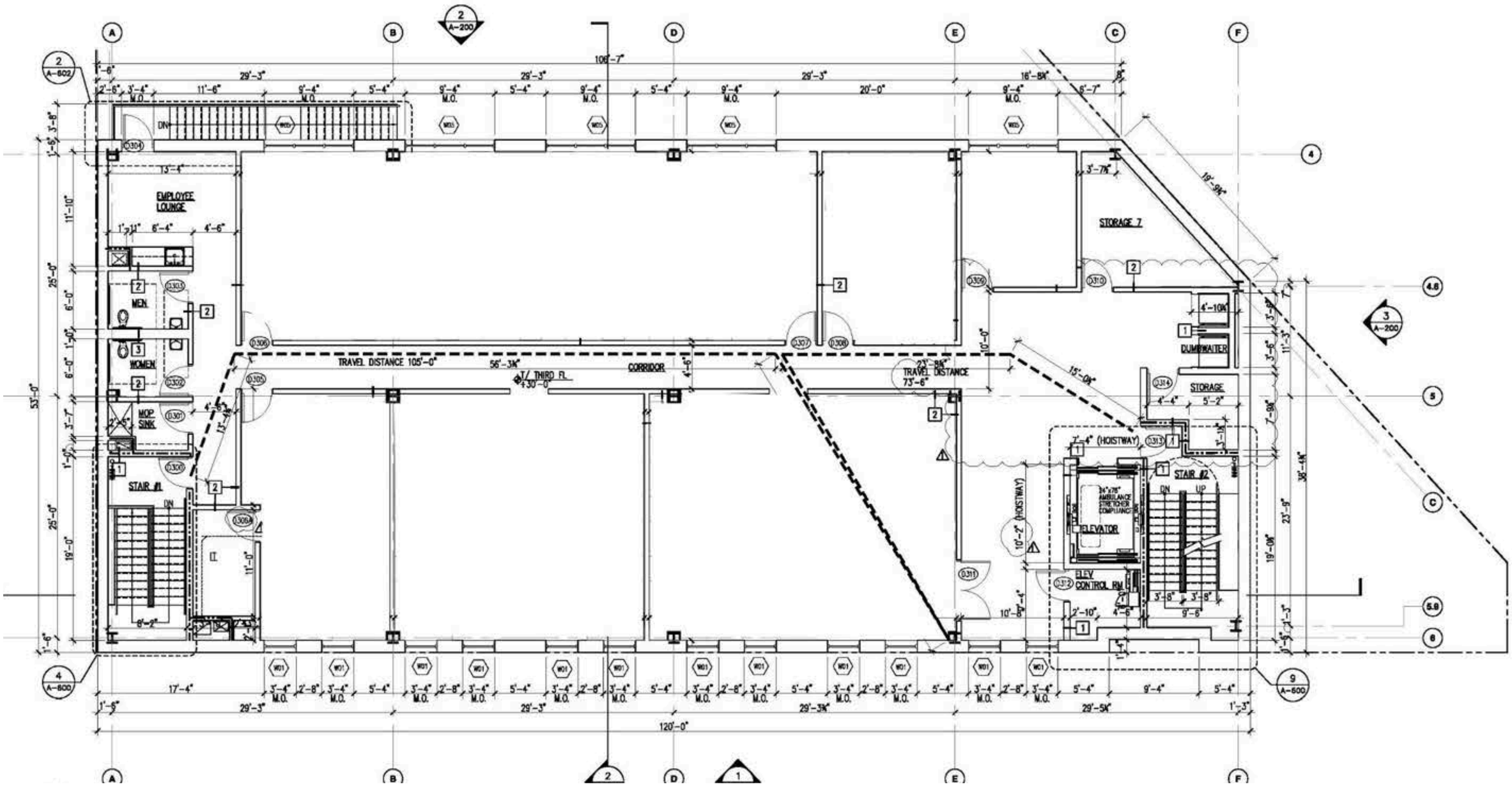
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FLOOR PLAN - THIRD FLOOR

6,200
SQUARE FEET

USE	**GYM**
CEILING	**15'**
OUTDOOR	**LARGE TERRACE**

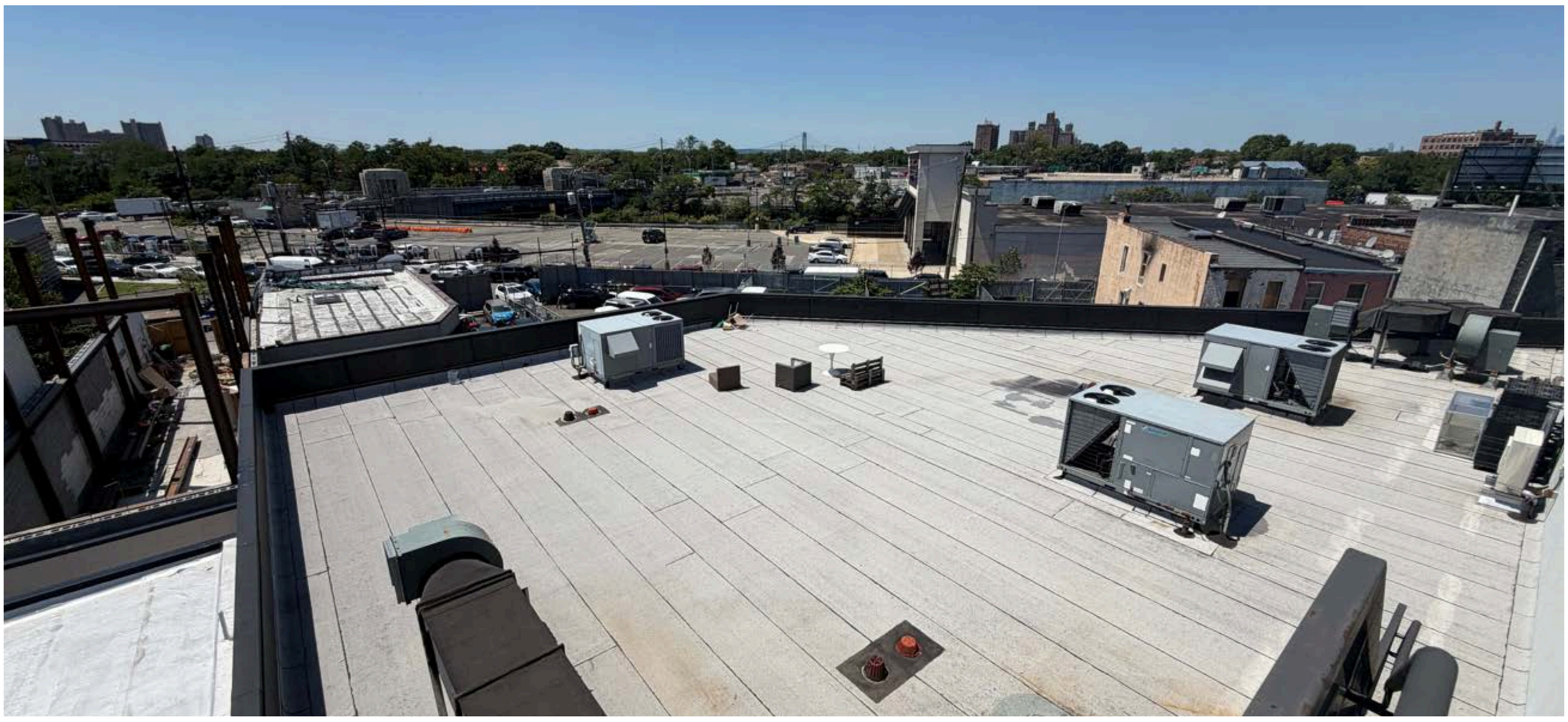


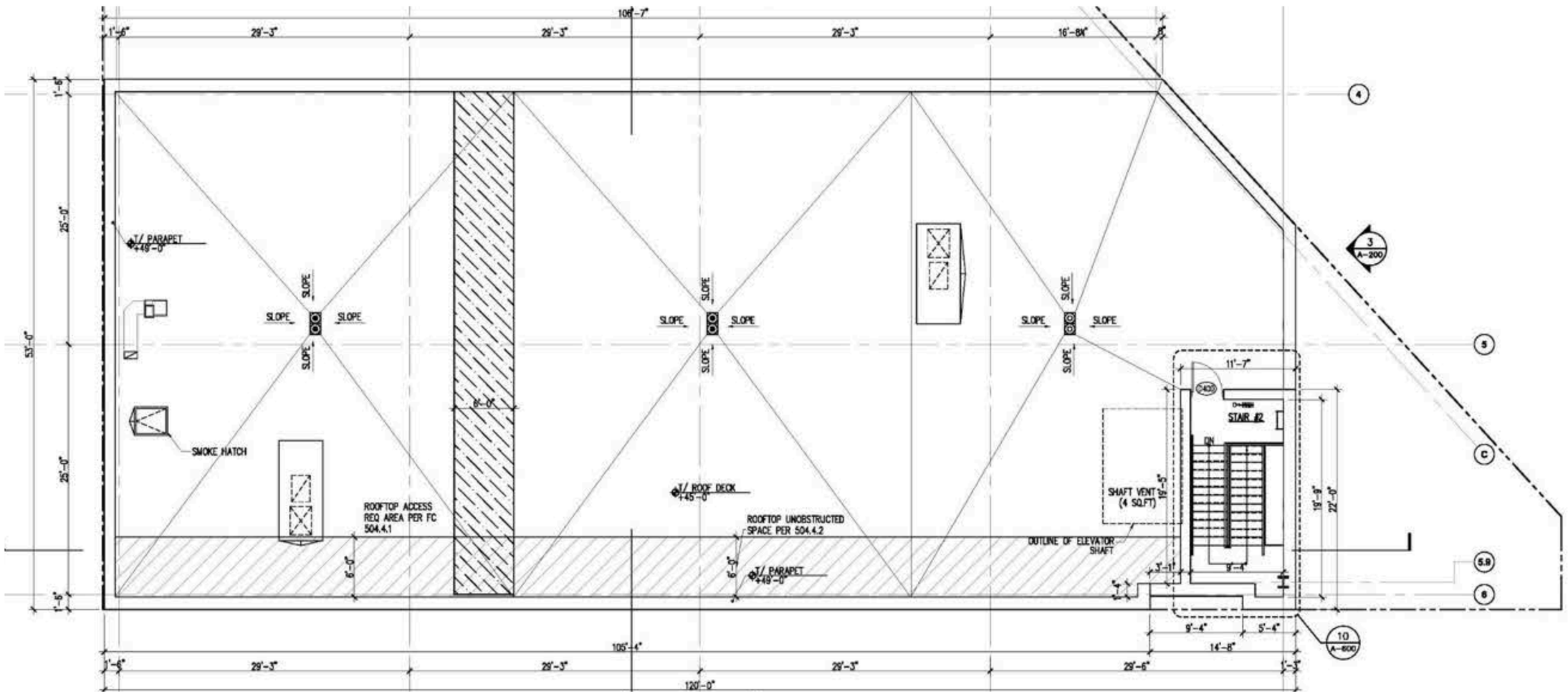
WEST 15TH STREET

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PROPERTY IMAGES & FLOOR PLAN - TERRACE





WEST 15TH STREET

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CERTIFICATE OF OCCUPANCY

NYC Buildings

Permissible Use and Occupancy

FLOOR	Occ Group	Max. Persons Permitted	Live Loads (lbs per sq ft)	Zoning Use Group	Dwelling or Rooming Units	Job Reference	Certificate of Occupancy Type
Cellar	S-2	NA	OG	16D		320625150	Final
Description of Use: Storage of non combustible Materials UTILITY ROOMS.					Exceptions:		
Cellar	S-1	23	OG	16D		320625150	Final
Description of Use: Storage of Flammable or Combustible Materials WAREHOUSE					Exceptions:		
Floor 1	S-1	23	150	16D		320625150	Final
Description of Use: Storage of Flammable or Combustible Materials WAREHOUSE, STAGING AREA, LOADING DOCK, AND ACCESSORY OFFICE.					Exceptions:		
Floor 2	S-2	NA	150	16D		320625150	Final
Description of Use: Storage of non combustible Materials ELECTRICAL ROOM.					Exceptions:		
Floor 2	S-1	13	150	16D		320625150	Final
Description of Use: Storage of Flammable or Combustible Materials WAREHOUSE					Exceptions:		
Floor 3	S-1	13	150	16D	0	320625150	Final
Description of Use: Storage of Flammable or Combustible Materials WAREHOUSE.					Exceptions:		

CofO Comments: THE ZONING EXHIBITS I AND III HAVE BEEN FILED AND RECORDED IN THE OFFICE OF THE CITY REGISTER OF THE CITY OF NEW YORK ON 9.25.2015 UNDER CRFN NUMBERS 2015000341883 AND 2015000341884.THE CITY PLANING SPECIAL PERMIT (C 140209 ZSK) HAS BEEN APPROVED SOLELY PURSUANT TO SECTION 106-32 OF THE ZONING RESOLUTION AND IS SUBJECT TO VERTIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL OTHER APPLICABLE PROVISIONS OF THE ZONING RESOLUTION.CELLAR AND FIRST FLOOR LEVELS ARE DRY FLOODPROOFED. FLOOD CONTROL SHIELD WI LL BE PROVIDED AT THE LOADING DOCK AREA AS PER BC 2014 SECTIONS G106.4 AND G304.1.2, ITEM 2.2.5.OPEN PARKING AREA SQ. FEET FOR 2 CARS - 306 SQ FT.

Borough Commissioner

Commissioner

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