

FOR SALE

2185 Coyle Street, Brooklyn, NY 11229

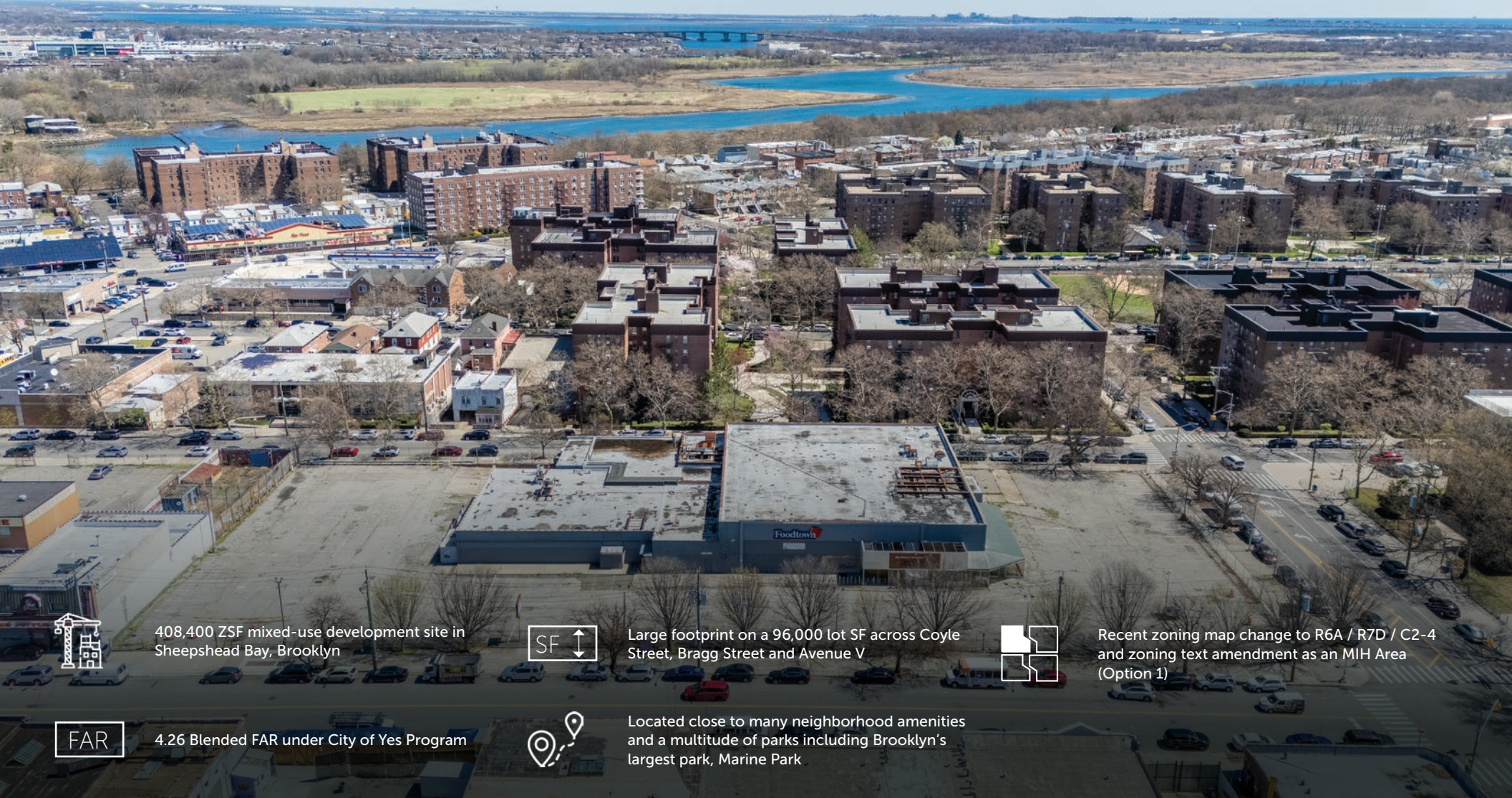
408,400 ZSF Mixed-Use Development Site with 96,000 SF Footprint

Ariela
A member of GREA



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408,400 ZSF mixed-use development site in Sheepshead Bay, Brooklyn



Large footprint on a 96,000 lot SF across Coyle Street, Bragg Street and Avenue V



Recent zoning map change to R6A / R7D / C2-4 and zoning text amendment as an MIH Area (Option 1)



4.26 Blended FAR under City of Yes Program



Located close to many neighborhood amenities and a multitude of parks including Brooklyn's largest park, Marine Park

For More Information
Contact Our Exclusive Sales
Agents at
212.544.9500 | arielpa.nyc

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For Financing Information:
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Illustrative Rendering



Property Information

Block / Lot	7368 / 17
Lot Dimensions	200' x 480'
Lot Sq. Ft.	96,000
Existing Zoning	R7D / R6A / C2-4
FAR (Commercial)	2.00
Blended FAR	4.26
Mandatory Inclusionary Housing (MIH)	Option 1
Zoning Square Feet	408,400
Building Dimensions	120' x 136'
Building Sq. Ft.	30,000
Tax Class	4
Assessment (24/25)	\$2,221,650
Real Estate Taxes (24/25)	\$239,094

*All square footage/buildable area calculations are approximate

Asking Price: \$49,000,000 | \$120 / \$/ZSF

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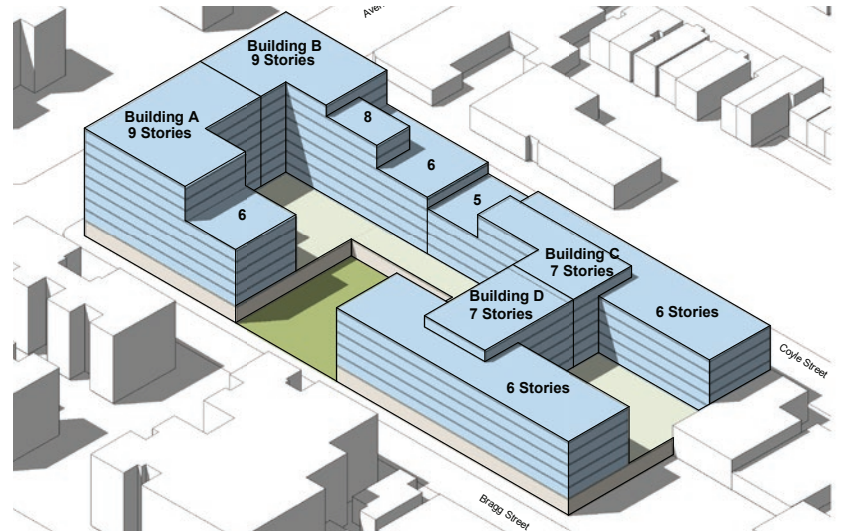
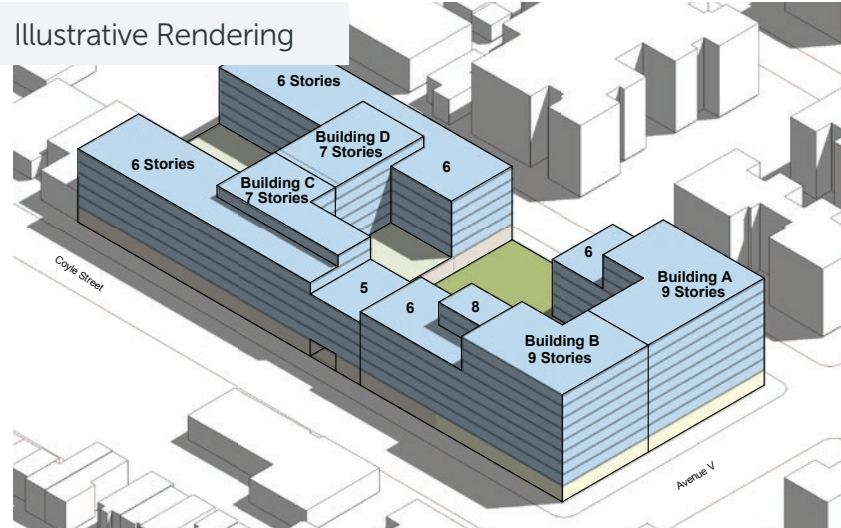
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200' X 480'

LOT DIMENSIONS

R7D / R6A / C2-4

EXISTING ZONING

96,000

LOT SQ. FT.

408,400

ZONING SQUARE FEET

Sheepshead Bay

LOCATION



B3

B31

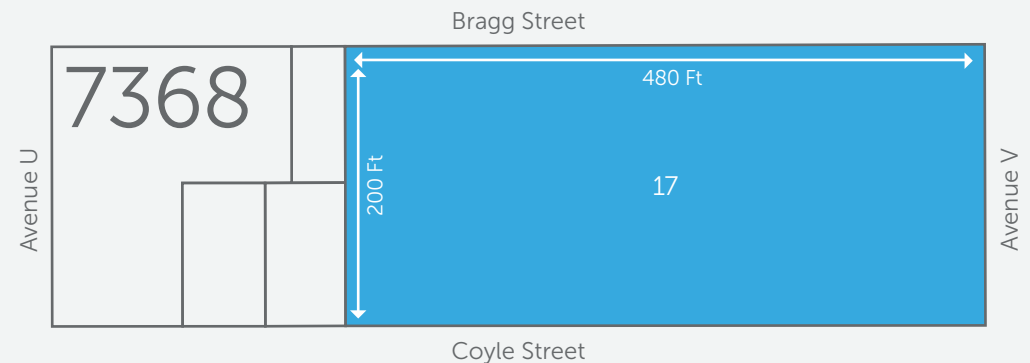
B36

B44

BM4

TRANSPORT LINES

Tax Map



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Welcome to Sheepshead Bay

Sheepshead Bay is a vibrant and diverse neighborhood located in the southern part of Brooklyn, New York City. Named after the sheepshead fish that once thrived in its waters, the neighborhood has evolved from a small fishing village into a lively residential and commercial area with a strong maritime identity. With its scenic waterfront, excellent seafood restaurants, and a mix of modern and historic architecture, Sheepshead Bay is a unique blend of urban life and coastal charm.



More Attractions

- Randazzo's Clam Bar
- Sheepshead Bay Piers
- Marine Park
- Brennan & Carr Roast Beef
- Sandwiches
- Lundy's Building
- Roll-N-Roaster
- Kings Plaza Shopping Center

Emmons Avenue Waterfront

Emmons Avenue Waterfront is the lively heart of Sheepshead Bay, Brooklyn, known for its scenic views, seafood restaurants, and boat docks. It's a popular spot for waterfront dining, fishing trips, and peaceful strolls along the bay.



Manhattan Beach Park

Manhattan Beach Park is a quiet Brooklyn beach with clean sand, picnic areas, and sports courts, perfect for relaxation and outdoor activities.



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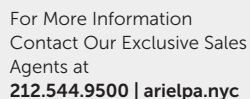
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