

FOR SALE

— DEVELOPMENT OPPORTUNITY —

1261 CONEY ISLAND AVENUE

MIDWOOD, BROOKLYN, NY 11230



HIGH VISIBILITY
CORRIDOR



STRONG
DEMOGRAPHICS



EXCELLENT
TRANSIT ACCESS



EXISTING 2-STORY MIXED-USE BUILDING
MID-BLOCK PROPERTY – NOT A CORNER LOT



POTENTIAL NEW 3-STORY
MIXED-USE BUILDING

Retail / Community Facility on Ground Floor
with Residential Above

MAX BUILDABLE AREA

12,000–15,000 SF

UNDER R5 ZONING

PROPERTY SUMMARY



LOT SIZE

5,958 SF
59.58' x 100'



ZONING

R5 / C2-3



RESIDENTIAL FAR

1.50



FACILITY FAR

2.00



MAX BUILDABLE AREA (RS) 12,000–15,000 SF



CURRENT BUILT AREA

5,958 SF (Approx.)



REMAINING BUILDABLE AREA

6,042–9,042 SF (Approx.)



CURRENT FAR

1.00



BLOCK & LOT

06704-0084

EXISTING BUILDING

- Property Type:
Multi-Story Retail Building
(2 or More)
- Stories: 3
- Building Dimensions: 59.58' x 100'
- Total Building Size: 5,958 SF (Approx.)
- Retail Space: 5,958 SF (Approx.)
- Office Space: 500 SF (Approx.)
- Commercial Units: 2
- Year Built: 1923
- Roof Height: 21 ft

INVESTMENT HIGHLIGHTS

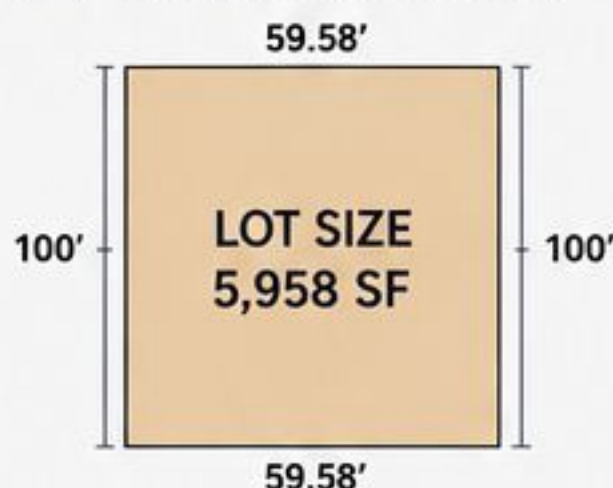
- ✓ R5 zoning with up to 12,000–15,000 SF of buildable area
- ✓ Prime Midwood location along the busy Coney Island Avenue corridor
- ✓ Excellent opportunity for mixed-use development with retail / community facility on the ground floor
- ✓ Strong residential rental demand in a high-traffic area
- ✓ Ideal for investors, developers, owner-users & 1031 exchange buyers

LOCATION MAP



Centrally located in the heart of Midwood, Brooklyn with excellent access to retail, transit, and major highways.

LOT DIAGRAM (NOT TO SCALE)



CONEY ISLAND AVENUE
(MID-BLOCK – NOT A CORNER LOT)

CENTRALLY LOCATED

- Steps to B & Q subway lines at Avenue J
- Easy access to major highways and arterials
- Surrounded by national retailers, banks, restaurants & services
- Dense residential neighborhood with strong demographics



EXCLUSIVELY LISTED BY:



718-200-8511



oranh@allurenyproperties.com



www.allurenyproperties.com

**RARE DEVELOPMENT OPPORTUNITY
IN THE HEART OF MIDWOOD**



The information contained herein is provided for informational and visual purposes only. All representations are approximate and subject to errors, omissions, changes of price, prior sale or withdrawal without notice. Buyers are advised to conduct their own independent due diligence, including verification of all zoning, buildable square footage, permitted uses and all other information deemed reliable but not guaranteed.