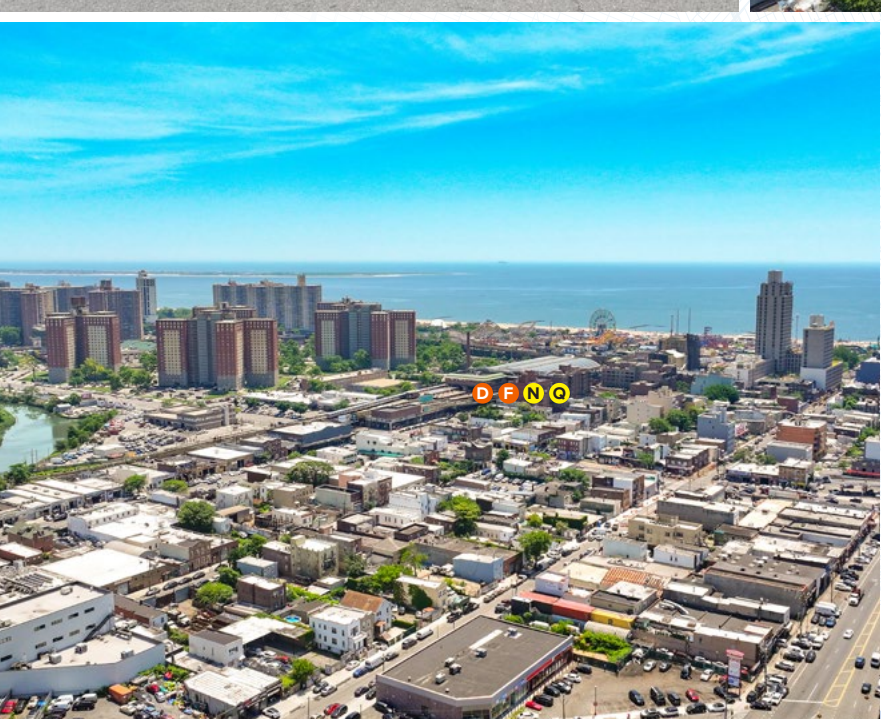
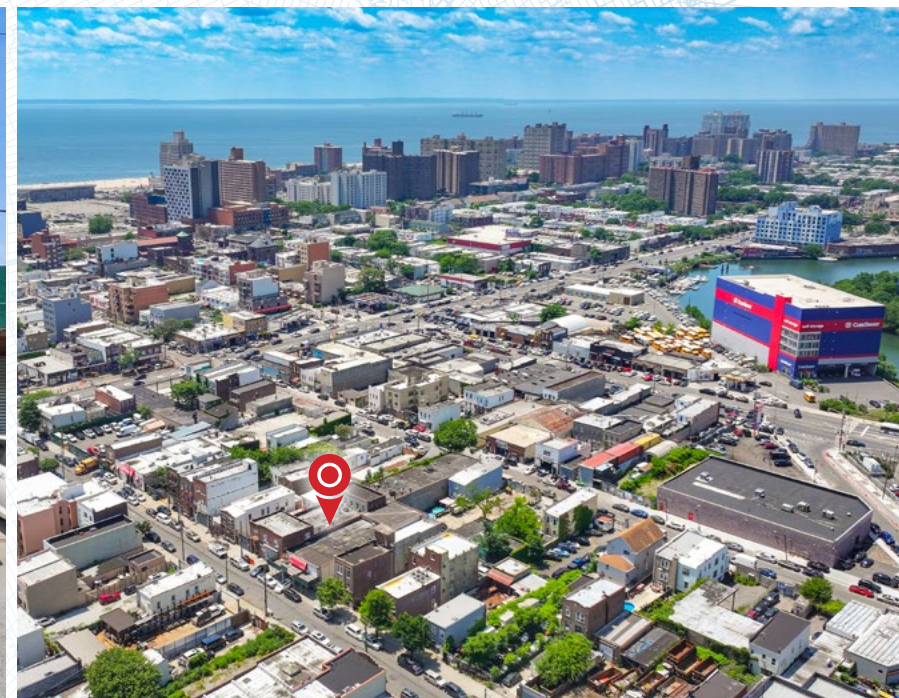


2752 West 15th Street
BROOKLYN, NY 11224



MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

OFFERING MEMORANDUM



Opportunity



2752 W 15th

BROOKLYN, NY 11224



\$5,000,000

ASKING PRICE



15,392 SF

BUILDING SIZE



Vacant

OCCUPANCY STATUS



80' x 237.56'

LOT DIMENSIONS (IRREG.)



Block Through

W 15TH TO W 16TH STREETS



14,252 SF

LOT SIZE



M1-2 / 2.0

ZONING / FAR



28,505 BSF

COMMERCIAL DEVELOPMENT



\$57,959 (\$3.76 / SF)

REAL ESTATE TAXES



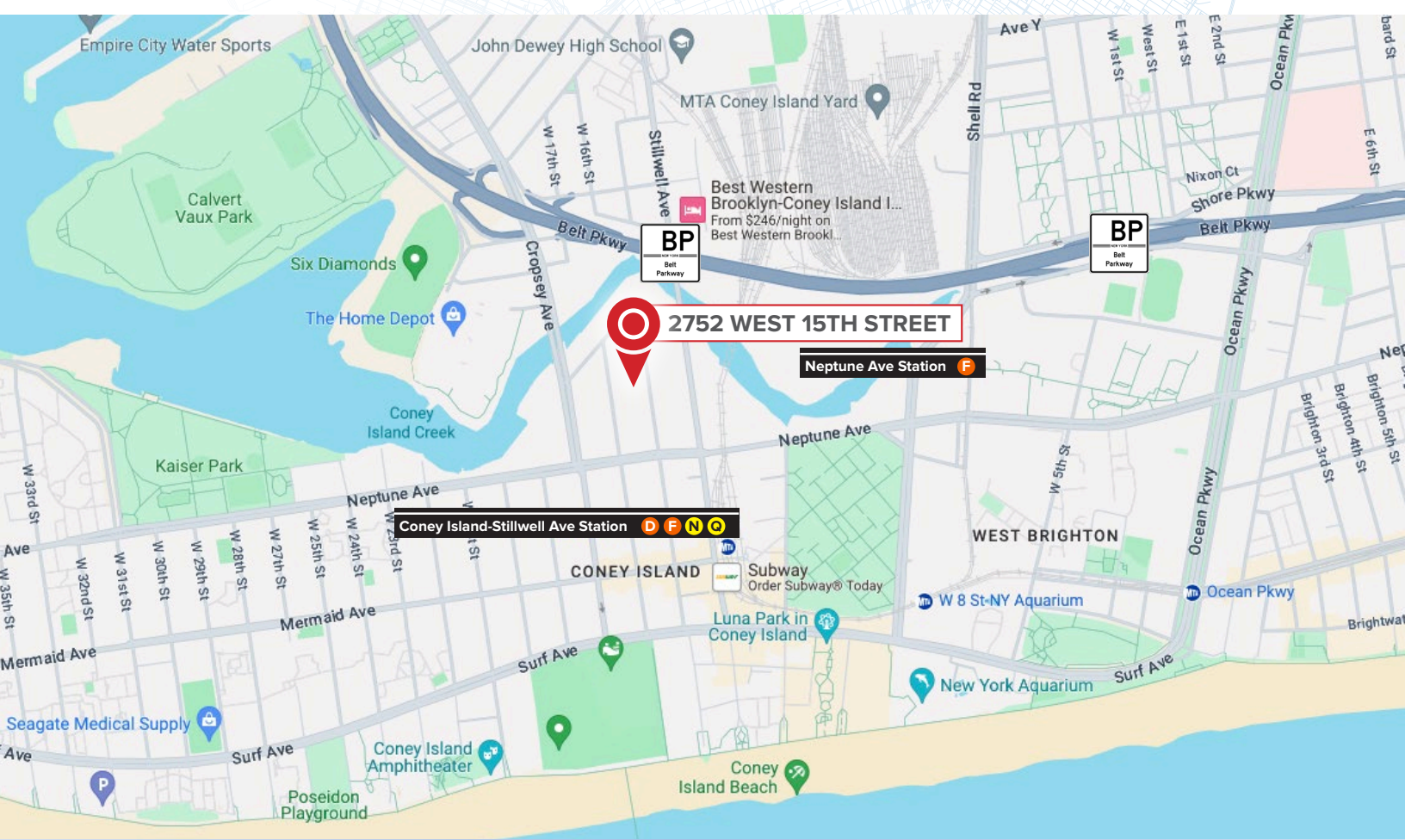
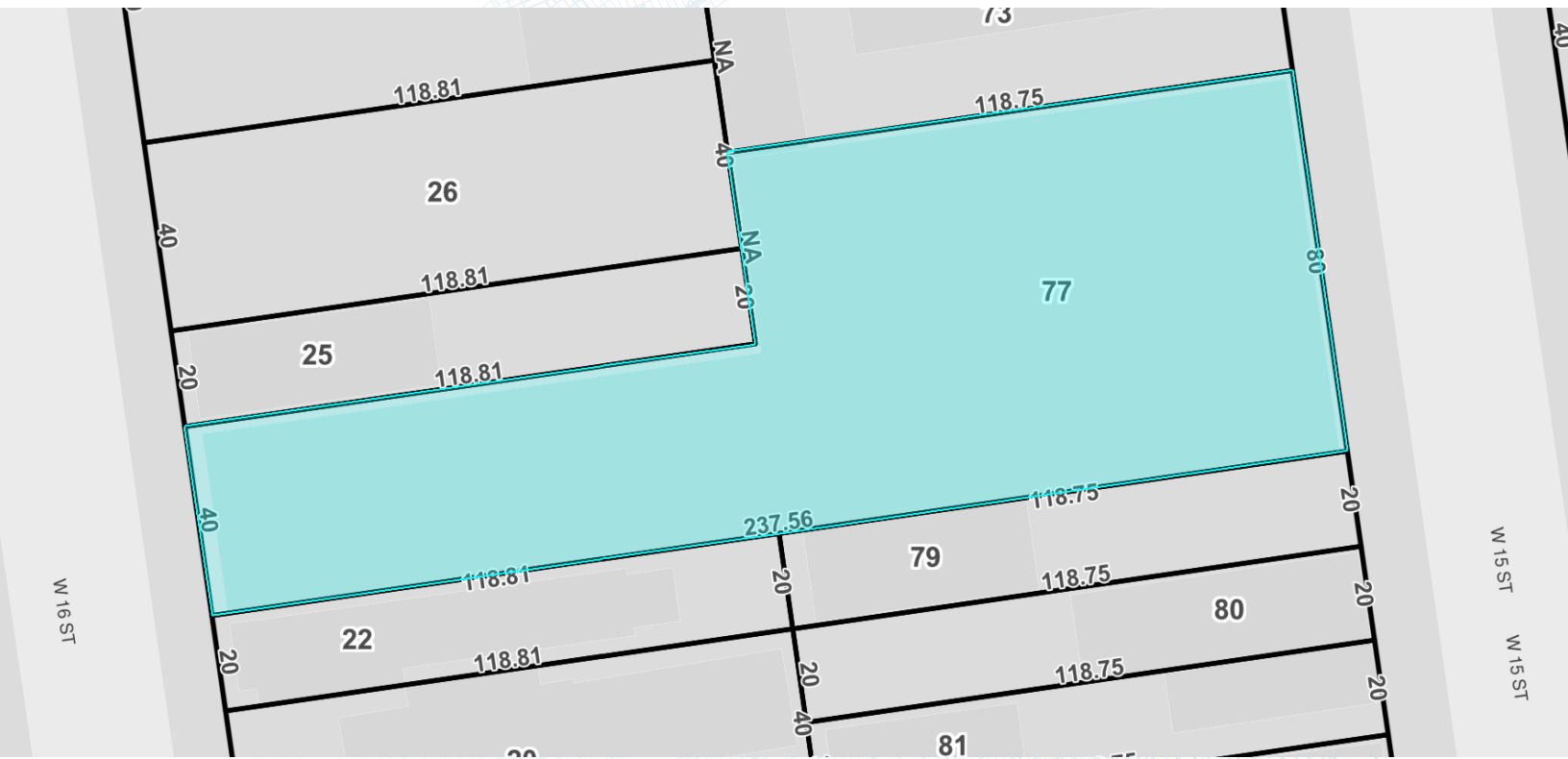
2752 West 15th Street, Coney Island, Brooklyn, NY

Investment Highlights

- **2752 West 15th Street, Coney Island, Brooklyn, NY 11224** (Block/Lot: 6996/77)
- **Block-Through Lot:** 80' of frontage on W 15th Street (northbound, two curb cuts) and 40' of frontage on W 16th Street (southbound, one curb cut)
- **Existing Warehouse:** ground floor occupies the entire lot footprint, plus a partial second floor, built roughly 30' x 38'
- **Delivered Vacant:** the property will be 100% vacant at closing
- **Redevelopment Potential:** ±13,112 SF of additional unused air rights, for a total commercial buildable potential of ±28,505 square feet
- **Accessibility:** ½ mile from the Belt Parkway on/off ramp and ½ block from Neptune Ave, one of the area's primary truck routes
- **Public Transportation:** 3 blocks from the Coney Island – Stillwell Avenue MTA station, Brooklyn's southern terminus for the D, F, N, and Q trains
- **Famed Location:** within blocks of Coney Island Beach, Boardwalk, Amphitheater, and Amusement Park, Maimonides Park, the NY Aquarium, Nathan's Famous, etc.



Tax & Transportation Maps





NEIGHBORHOOD OVERVIEW

CONY ISLAND, BROOKLYN:

A HISTORIC SEASIDE NEIGHBORHOOD WITH MODERN APPEAL

HISTORICAL OVERVIEW

Coney Island, a famed neighborhood on the southern tip of Brooklyn, has a storied history as a premier seaside resort and amusement destination. From its heyday in the late 19th and early 20th centuries as a bustling boardwalk with iconic attractions to its resilience through economic changes, Coney Island's historical charm remains a vital part of its identity.

LANDMARKS & CULTURAL HUBS

- **CONY ISLAND BOARDWALK:** A historic promenade offering stunning ocean views and a variety of eateries and shops.
- **LUNA PARK:** A modern amusement park built on the site of the original Luna Park, featuring thrilling rides and games.
- **THE CYCLONE:** An iconic wooden roller coaster that has been thrilling visitors since 1927.
- **NEW YORK AQUARIUM:** The oldest continually operating aquarium in the United States, offering marine exhibits and conservation programs.

NEIGHBORHOOD OVERVIEW

POINTS OF INTEREST & AMENITIES

- **MCU PARK:** Home to the Brooklyn Cyclones, a minor league baseball team, providing family-friendly entertainment.
- **NATHAN'S FAMOUS:** The original hot dog stand, established in 1916, known for its annual hot dog eating contest.
- **CONEY ISLAND MUSEUM:** Showcasing the neighborhood's rich history and cultural significance.
- **CONEY ISLAND BEACH:** A popular spot for swimming, sunbathing, and beach activities.

SCHOOLS

- **P.S. 90 EDNA COHEN SCHOOL:** A well-regarded elementary school serving the local community.
- **RACHEL CARSON HIGH SCHOOL FOR COASTAL STUDIES:** Offering specialized programs in marine science and environmental studies.
- **MARK TWAIN INTERMEDIATE SCHOOL FOR THE GIFTED AND TALENTED:** Known for its strong academic and arts programs.

RESIDENTIAL MARKET OVERVIEW

Coney Island's residential market offers a mix of high-rise apartments, historic row houses, and newly developed condos. The area is attracting new residents due to its beachfront location, ongoing revitalization projects, and relatively affordable housing options compared to other parts of Brooklyn.

DEVELOPMENT LANDSCAPE AND NOTABLE PROJECTS

Recent development in Coney Island includes significant investment in infrastructure and housing. Projects like the redevelopment of the amusement district, new residential towers, and improvements to the boardwalk and public spaces are enhancing the neighborhood's appeal.

RETAIL MARKET OVERVIEW

The retail scene in Coney Island is a blend of long-standing local businesses and new ventures catering to tourists and residents alike. The area around the boardwalk features souvenir shops, eateries, and seasonal vendors, while Surf Avenue offers more extensive shopping and dining options.

NEIGHBORHOOD OVERVIEW

FAMOUS PUBLIC FIGURES FROM THE NEIGHBORHOOD

Coney Island has been home to several notable figures, including actor and filmmaker Woody Allen, comedian and actor Mel Brooks, and legendary circus performers like Harry Houdini.

TRANSPORTATION OPTIONS

Coney Island is well-connected by public transportation, with several subway lines (D, F, N, and Q) providing direct access to Manhattan and other parts of Brooklyn. Additionally, the neighborhood is accessible by various bus routes and the nearby Belt Parkway. Freight rail services also run through the area, supporting local businesses.

LIVING, WORKING, AND PLAYING IN CONEY ISLAND

Living in Coney Island offers a unique blend of seaside charm and urban convenience. Residents enjoy easy access to the beach, a vibrant local culture, and a growing sense of community. Working in Coney Island spans various sectors, including hospitality, entertainment, and retail, providing diverse job opportunities. Playing in Coney Island involves a wealth of recreational activities, from enjoying amusement park rides to participating in community events and beach activities.

HOW CONEY ISLAND STANDS OUT IN NYC

Coney Island stands out in New York City for its unique combination of historical significance, cultural vibrancy, and seaside allure. Its rich history as a landmark entertainment destination, coupled with ongoing revitalization efforts, makes it a compelling neighborhood for both businesses and residents. The area's distinct blend of fun, history, and community spirit offers a lifestyle unlike any other in the city, making Coney Island a truly special part of Brooklyn.



DOB PROPERTY PROFILE OVERVIEW

•H Form 64 (Rev. 2003)

THE CITY OF NEW YORK



DEPARTMENT OF BUILDINGS CERTIFICATE OF OCCUPANCY

BOROUGH BROOKLYN

DATE: JUL 22 1997

NO. 300549360

This certificate supersedes C.O. NO

ZONING DISTRICT M1-2

THIS CERTIFIES that the new--altered--existing--building--premises located at

2748 WEST 15TH STREET

Block 6996 Lot 75

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN.

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS PER SQ. FT.	MAXIMUM NO OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
FIRST	O.G.	5			16	COMM	<p>STORAGE OF THREE (3) COMMERCIAL VEHICLES, PROPERTY OF OWNER, TENANT AND STORAGE OF EMPTY SODA AND BEER BOXES AND MANUFACTURING OF BEVERAGES.</p> <p>ALL OF THE PERFORMANCE STANDARDS FOR AN M1-2 DISTRICT ARE TO BE COMPLIED WITH.</p>

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2752 West 15th Street, Brooklyn, NY 11224** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

2752 West 15th Street, Brooklyn, NY 11224



BOBBY LAWRENCE
INDUSTRIAL
MARKET: WEST



DJ JOHNSTON
INSTITUTIONAL/DEVELOPMENT
DISTRESSED
MARKET: NORTH CENTRAL



HENRY HILL
MULTIFAMILY
MARKET: SOUTHEAST



WILLIAM CHENG
SPECIALTY
MARKET: SOUTHWEST



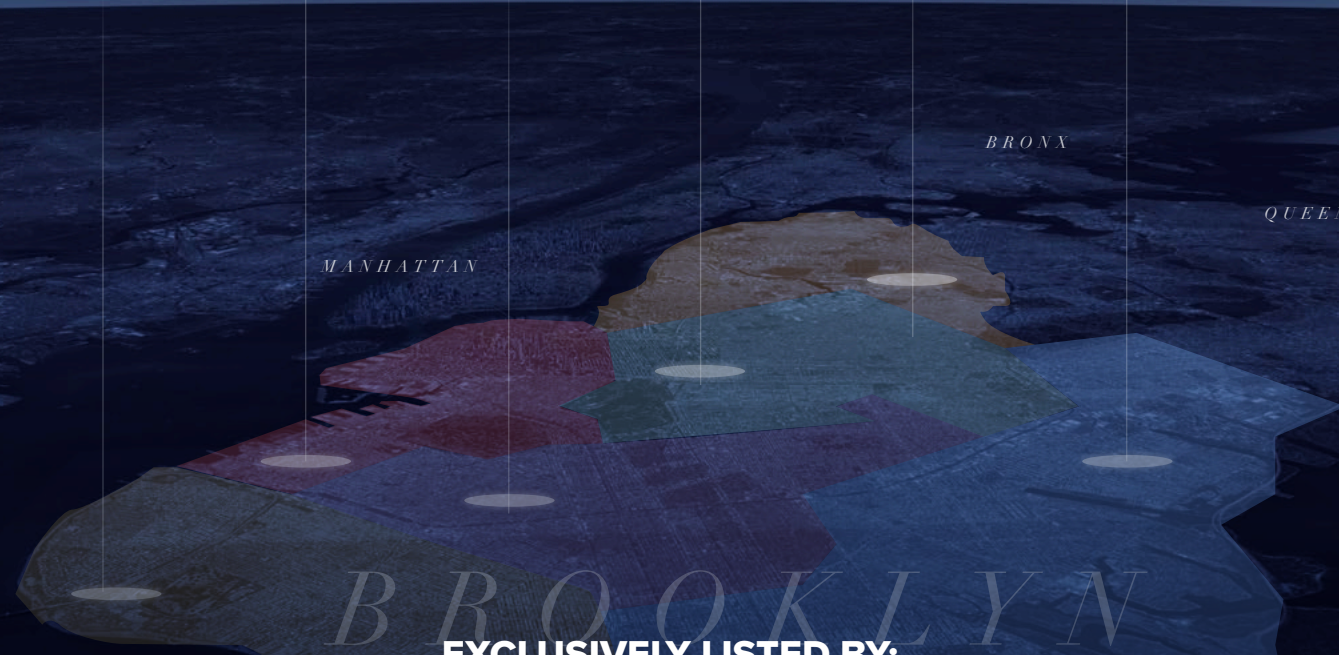
JERMAINE PUGH
MIXED-USE
MARKET: CENTRAL



BRYAN KIRK
RETAIL/OFFICE
MARKET: NORTH



ROBERT MOORE
DIRECTOR OF
NY OPERATIONS



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