

\$2,199,000 - 1502 Mermaid, Brooklyn

MLS® #488804

\$2,199,000

0 Bedroom, 0.00 Bathroom, 3,360 sqft

Commercial

N/A, Brooklyn, New York

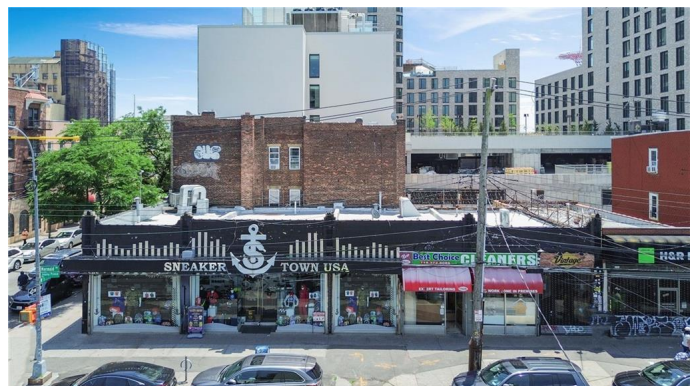
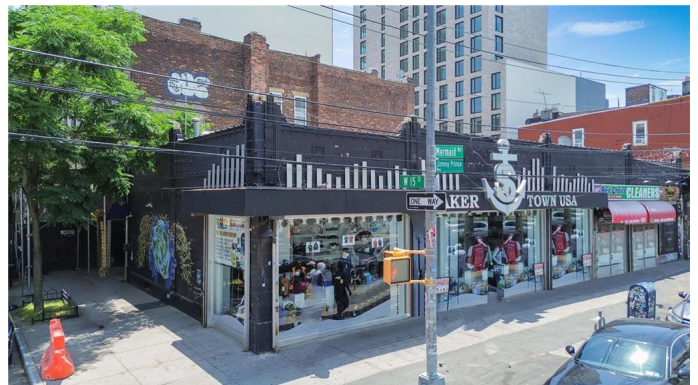
Coney Island-Tax Payer, 4 stores (2 stores are current location for Sneaker Town, next store is Best Choice Cleaners and fourth store is vacant) very favorable R7A with C2-4 commercial overlay zoning with 13,440 buildable residential sq. ft. (FAR 4)-verify with architect, stores can be delivered vacant at closing, prime location with high demand for commercial rentals in the area, potential monthly rent between \$12,500-\$15,000, also perfect for a builder looking to take advantage of this corner lot in a super hot area, awesome 1031 exchange property, please don't disturb commercial tenants, opportunity knocks!!

Essential Information

MLS® #	488804
Price	\$2,199,000
Bathrooms	0.00
Square Footage	3,360
Type	Commercial
Sub-Type	Tax Payer
Status	Active

Community Information

Address	1502 Mermaid
Area	Coney Island
Subdivision	N/A
City	Brooklyn
County	Kings (Brooklyn)



State	New York
Zip Code	11224

Interior

Interior Features	Kitchen, Restrooms - Staff
Basement	None

Exterior

Exterior Features	Doors - 10 ft and under, Sign - Building
Roof	Flat
Construction	Brick
Foundation	Poured Concrete

Additional Information

Date Listed	January 24th, 2025
Days on Market	257
Zoning	R7A-C2-4
Tax	\$17,795

Listing courtesy of Ben Bay Realty Co of Bay Ridge

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