

\$1,399,000 - 1 Merit, Brooklyn

MLS® #496625

\$1,399,000

0 Bedroom, 0.00 Bathroom, 4,200 sqft
Commercial

N/A, Brooklyn, New York

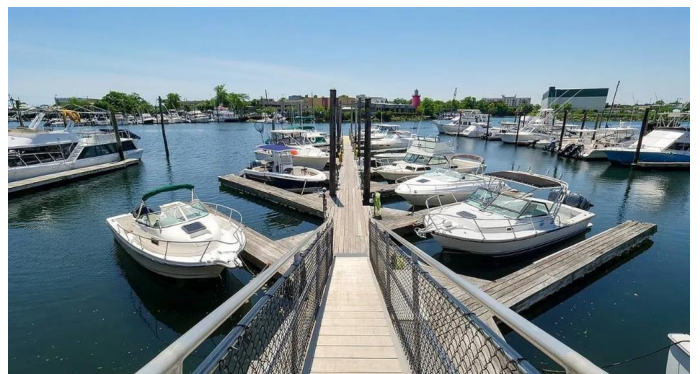
Rare waterfront development opportunity in Gerritsen Beach. Property features approx. 4,200 sf building on an 88 foot waterfront lot with 20 deep-water boat slips that brings in \$60,000 income, 19 parking spaces, and has a private gated entry. Currently improved with event hall/marina, full commercial kitchen, indoor bar, patio, 240 amp power, CAC, a tin roof, and steel Navy bulkhead. Zoned R4-1, allowing for multiple two and three family residences or potential boutique condominium development (approx. 9,570 buildable sf, up to over 14,000 sf with community facility). Excellent investment for builders and developers seeking a rare waterfront parcel with strong zoning, long bulkhead life, low property taxes, and multiple exit strategies. Call Today for a private tour.

Built in 1920

Essential Information

MLS® #	496625
Price	\$1,399,000
Bathrooms	0.00
Square Footage	4,200
Year Built	1920
Type	Commercial
Sub-Type	Residential
Status	Active

Community Information



Address	1 Merit
Area	Gerritsen Beach
Subdivision	N/A
City	Brooklyn
County	Kings (Brooklyn)
State	New York
Zip Code	11229

Amenities

Utilities	Electric, Gas, Heat, Sewer, Parking
Is Waterfront	Yes

Interior

Interior	Tile
Interior Features	Restrooms - Staff
Heating	Baseboard
# of Stories	2
Has Basement	Yes
Basement	Finished, Full, Storage, Usable

Exterior

Exterior Features	Fence - Full
Lot Description	112.58 x 85
Roof	Flat
Construction	Wood Frame
Foundation	Block

Additional Information

Date Listed	October 15th, 2025
Zoning	R4-1
Tax	\$8,882

Listing courtesy of MadisonEstates Sothebys Realty

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