

FOR SALE

2185 Coyle Street, Brooklyn, NY 11229

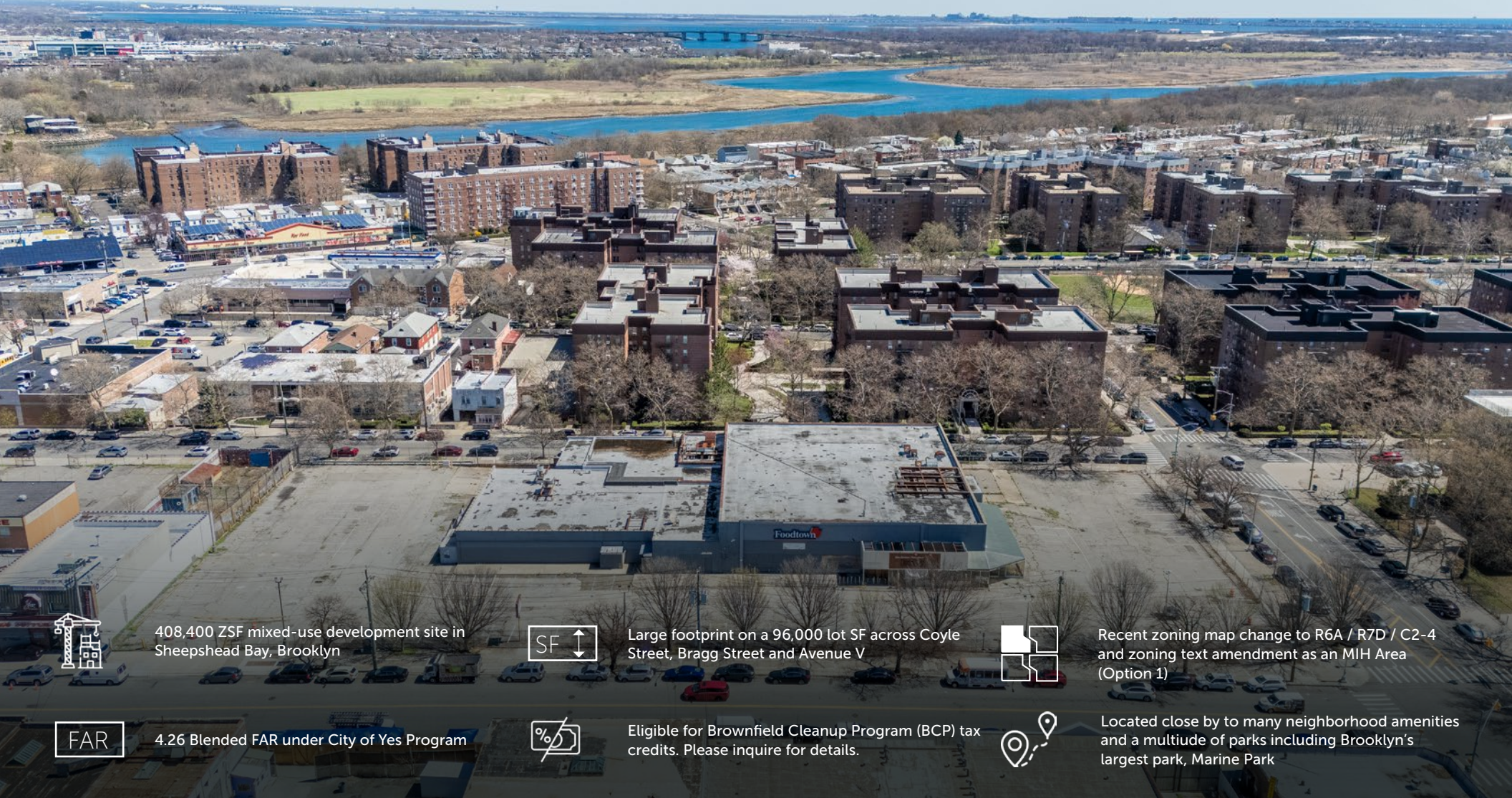
408,400 ZSF Mixed-Use Development Site with 96,000 SF Footprint

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



Eligible for Brownfield Cleanup Program (BCP) tax credits. Please inquire for details.



Located close by 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 (25/26)	\$2,300,490
Real Estate Taxes (25/26)	\$249,557

*All square footage/buildable area calculations are approximate

Asking Price: \$38,000,000 | \$93 / \$/ZSF

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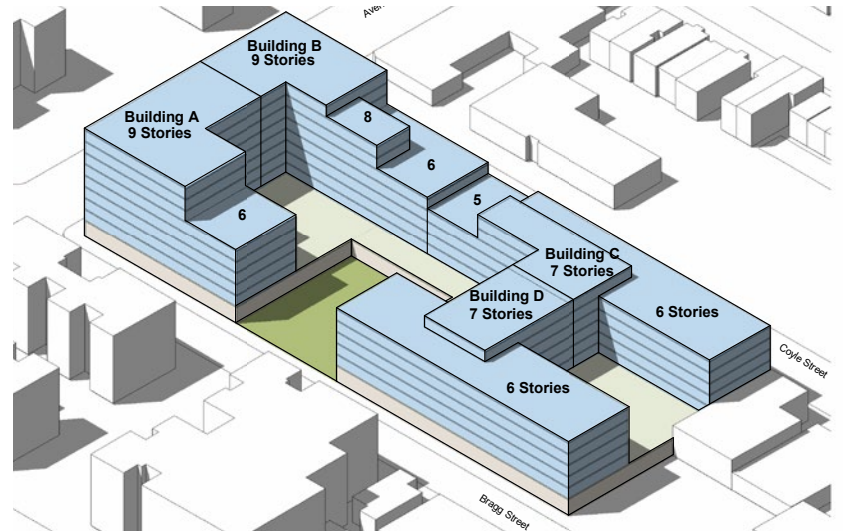
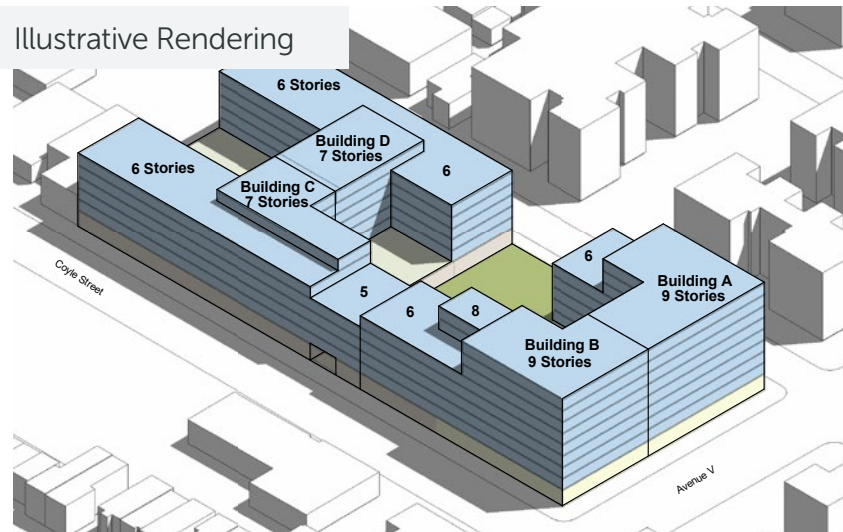
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200' X 480'

LOT DIMENSIONS

R7D / R6A / C2-4

EXISTING ZONING

96,000

LOT SQ. FT.

408,400

ZONING SQUARE FEET

Sheepshead Bay

LOCATION



B3

B31

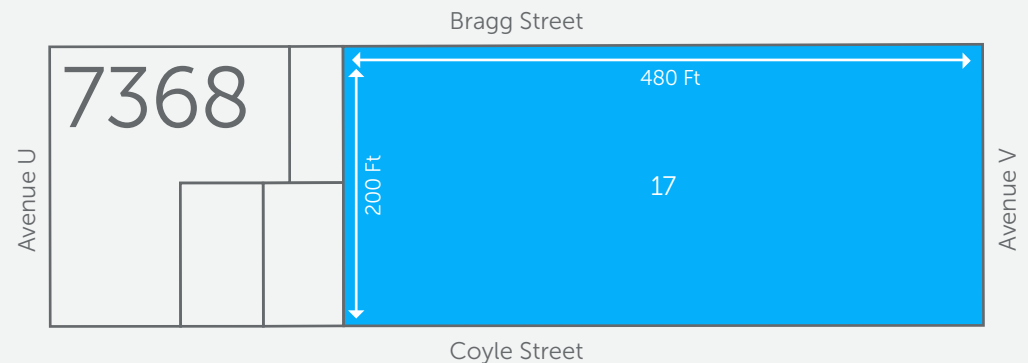
B36

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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