

COMPASS



645 4th Avenue,
Brooklyn, NY 11232

Mixed-Use Development or End-User Opportunity in Prime Greenwood Heights

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645 4th Ave, Brooklyn NY 11232

Block/Lot:	637 / 5
Square Feet:	2,560
Building Dimensions:	26.75' x 93'
Ceiling Heights:	~ 13'
Lot SF:	2,654
Lot Dimensions:	26.75' x 100'
Zoning:	R8A / C2-4 / EC-1
Resi FAR as of Right:	6.02
Max ZFA as of Right:	15,977
Resi w/UAP:	7.20
Max ZFA w/UAP:	19,109
Commercial FAR:	2.00
Max Commercial BSF:	5,308
Annual Taxes:	\$16,756
Tax Class:	4

Property Overview

Compass has been retained on an exclusive basis to facilitate the sale of 645 4th Avenue, a rare and flexible commercial building with significant development potential located along Brooklyn’s thriving 4th Avenue corridor. The existing structure spans approximately 2,560 square feet with ~13’ ceiling heights, situated on a 2,654 square foot lot zoned R8A / C2-4 / EC-1 and is ideal for a wide range of future uses.

As-of-right zoning allows for a total of 15,977 buildable square feet, with the potential to increase to 19,109 BSF via the UAP bonus. With a 2.0 commercial FAR and up to 5,308 SF of potential retail, the site offers excellent metrics for a 485X mixed-use development along an active corridor.

The surrounding area has seen a wave of new development with condominiums selling for ~\$1,300/SF and residential rentals averaging north of \$70/SF providing a strong market foundation for either strategy. Alternatively, the existing structure offers value for an owner-user seeking a centrally located retail space, medical building (up to 17k+ BSF for community facility), or showroom with its curb cut and street visibility.

Feel free to reach out with any questions or to make an offer by email at nathan.horne@compass.com or text 706-255-5657.

Prime and
Appreciating
4th Ave Corridor

19,109 BSF
w/UAP
(15,977 BSF as of right)

Condos
Averaging
~\$1,300/SF

Rents
North of
\$70/SF

Just South of
Park Slope,
near R train and
Gowanus rezoning

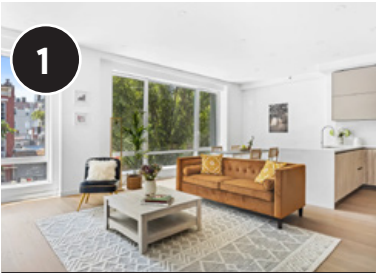
End-User Potential:
Ideal for retail, showroom,
or medical





Sales Residential Comps

★ 645 4th Ave Brooklyn, NY 11232

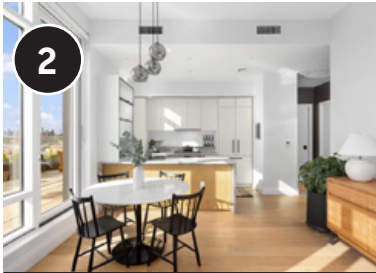


1

249 18th St, Unit 3

Active - 3BD / 2BA

\$1,362 P/SF



2

181 18th St, Unit PH1002

Active - 3BD / 2BA

\$1,529 P/SF

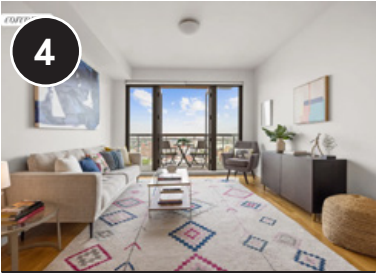


3

719 6th Ave, Unit 3

Contract Signed - 3BD / 2BA

\$1,395 P/SF

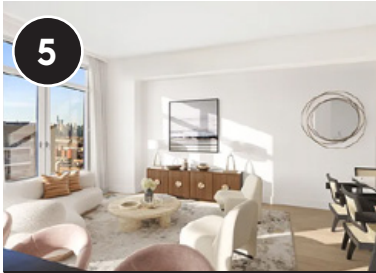


4

500 4th Ave, Unit 10I

Contract Signed - 2BD / 2BA

\$1,372 P/SF

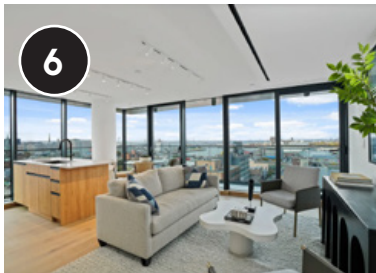


5

575 4th Ave, Unit 10A

Contract Signed - 3BD / 3BA

\$1,451 P/SF

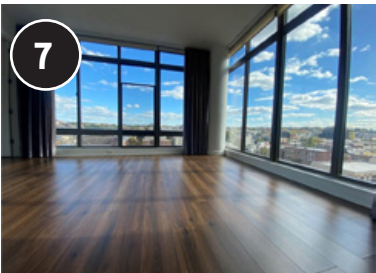


6

179 20th St, Unit 8A

Contract Signed - 2BD / 2BA

\$1,312 P/SF



7

500 4th Ave, Unit 12C

Sold - 3BD / 2BA

\$1,338 P/SF

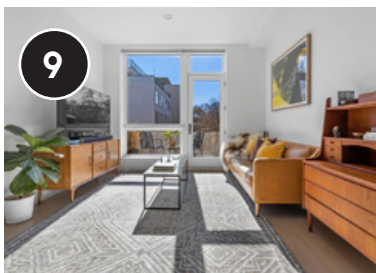


8

282 21st St, Unit 3B

Sold - 2BD / 2BA

\$1,330 P/SF



9

695 6th Ave, Unit 3M

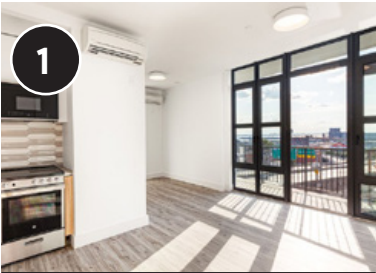
Sold - 3BD / 2BA

\$1,395 P/SF



Rental Residential Comps

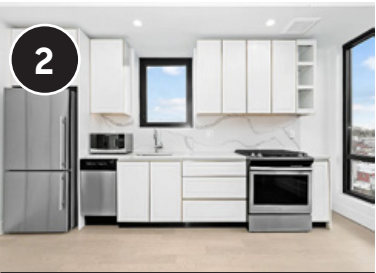
★ 645 4th Ave Brooklyn, NY 11232



584 4th Ave, Unit 506

Active - 1BD / 1BA

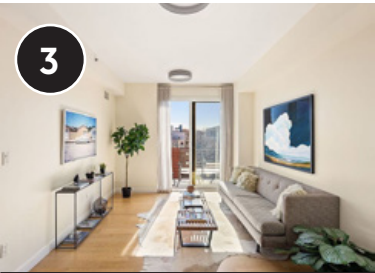
\$71.11 P/SF



635 4th Ave, Unit 802

Active - 1BD / 1BA

\$63.93 P/SF



236 17th St, Unit C

Active - 1BD / 1BA

\$71.30 P/SF



575 4th Ave, Unit 3K

Active - 1BD / 1BA

\$61.54 P/SF



229 9th St, Unit 301

Active - 2BD / 1BA

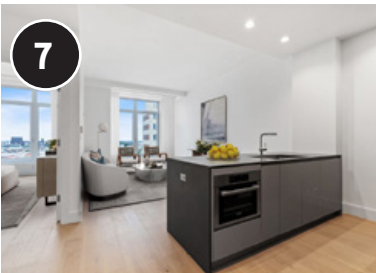
\$70.42 P/SF



316 22nd St, Unit 3A

Rented - 1BD / 1BA

\$63.03 P/SF



575 4th Ave, Unit 8B

Rented - 1BD / 1BA

\$68.50 P/SF



162 16th St, Unit 7E

Rented - 2BD / 2BA

\$70.32 P/SF



500 4th Ave, Unit 40

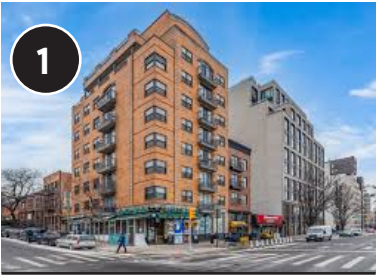
Rented - 2BD / 2BA

\$61.18 P/SF



Rental Retail Comps

★ 645 4th Ave Brooklyn, NY 11232



599 4th Ave
Active - 1,500 SF
\$96 P/SF



635 4th Ave, Unit 802
Active - 3,400 SF
\$65 P/SF



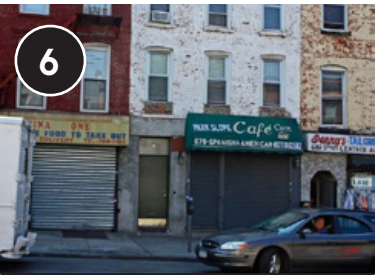
599 4th Ave
Active - 1,800 SF
\$80 P/SF



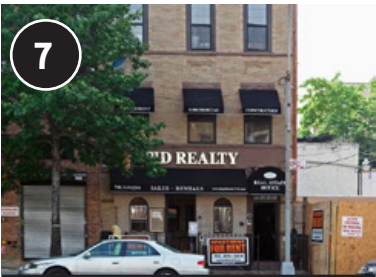
613 4th Ave
Leased - 3,172 SF
\$60 P/SF



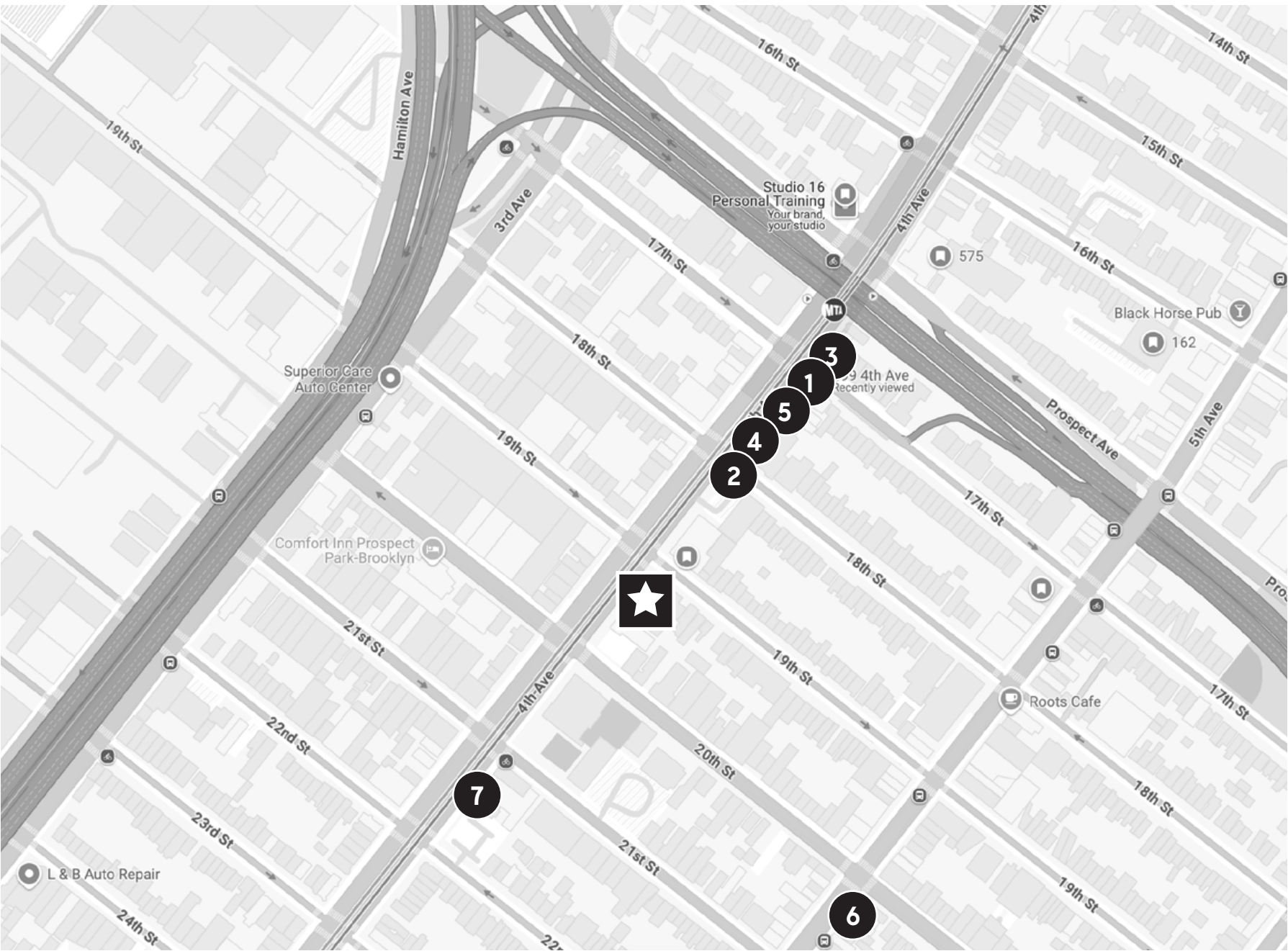
684 5th Ave
Leased - 1,325 SF
\$54 P/SF



679 5th Ave
Leased - 850 SF
\$60 P/SF



681 4th Ave
Leased - 500 SF
\$78 P/SF



Point of Interests



Prime Location: 645 4th Avenue sits in South Slope, Brooklyn, with easy access to MTA subway and bus lines, plus quick connectivity via the Prospect Expressway.



Convenient Transit: Quick access to Manhattan via nearby subways and the Prospect Expressway, with travel time under 25 minutes.



Strategic Connectivity: Close to major roads and transit, offering easy access across NYC and beyond.

★ 645 4th Ave, Brooklyn, NY 11232

- ① Sunset Park
- ② Planet Fitness
- ③ CTown Supermarkets
- ④ City Fresh Market
- ⑤ Bush Terminal Piers Park
- ⑥ South Brooklyn Marine Terminal
- ⑦ Costco Wholesale
- ⑧ Industry City
- ⑨ Mainonisdes Medical Ctr ER
- ⑩ Brooklyn Army Terminal
- ⑪ Owl's Head Park
- ⑫ NYU Langone Hospital Brooklyn
- ⑬ Pollo Campero
- ⑭ Total Wireless
- ⑮ Prospect Park

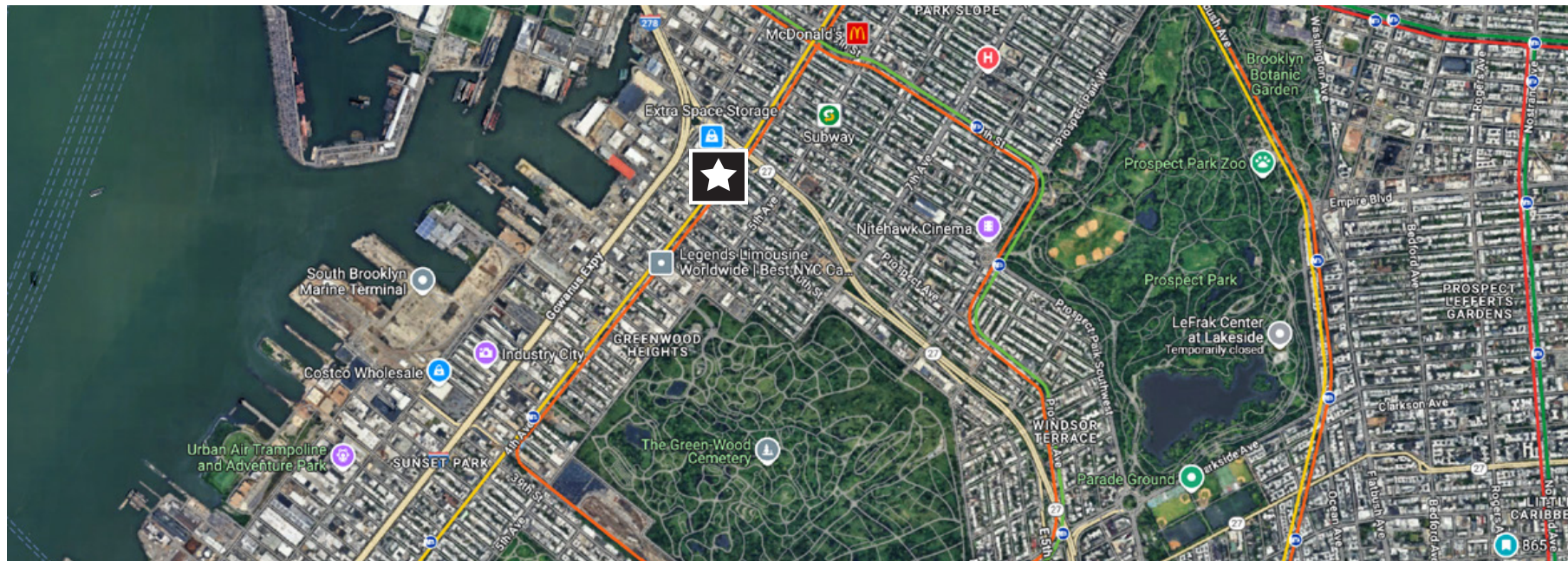
Major Roads/Highways/Substation:

- ⑯ Interstate 278
- ⑰ Route 27
- ⑱ Belt Pkwy
- ⑲ D Line (MTA)
- ⑳ N, R & W Line (MTA)
- ㉑ 49st/6 Av Bus Stop

Location Overview

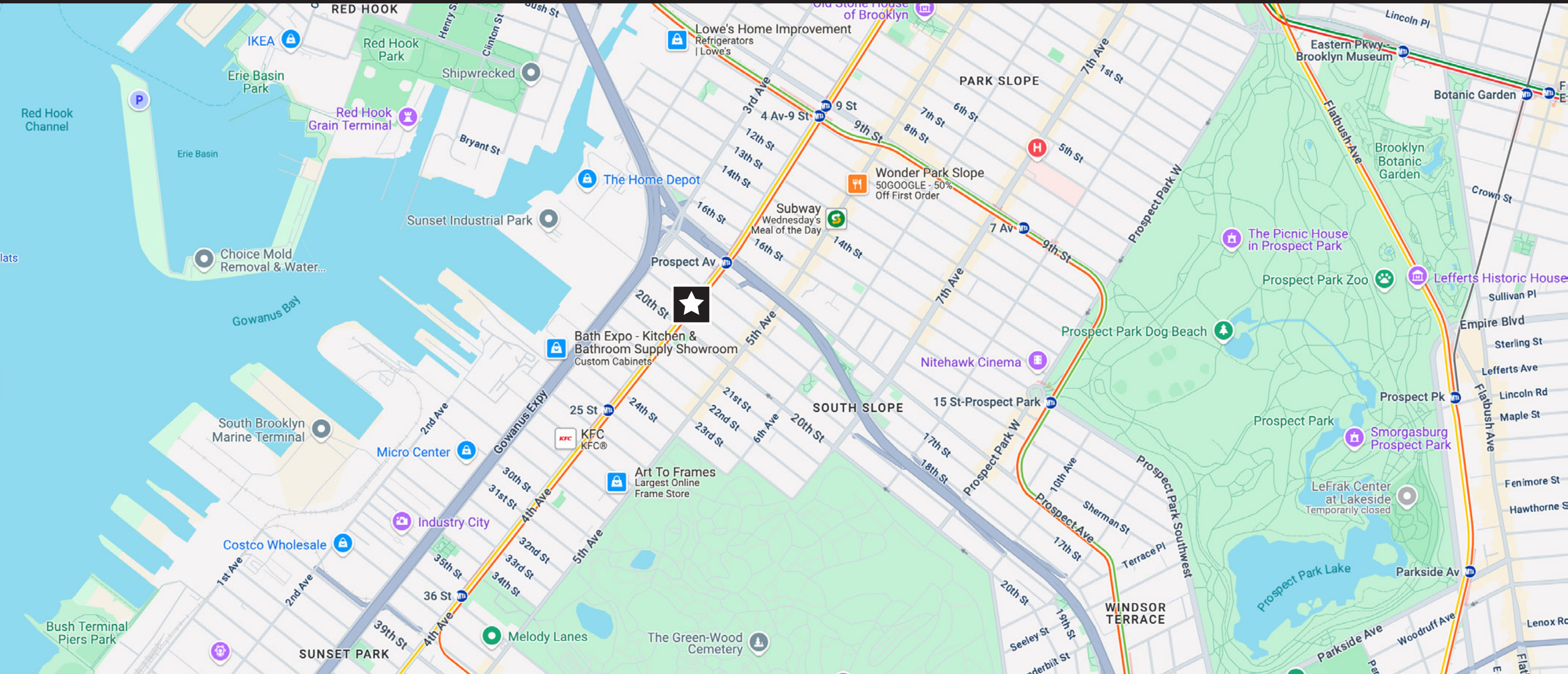
Situated in the heart of Brooklyn's South Slope neighborhood, 645 4th Avenue offers direct access to one of New York City's most dynamic and rapidly evolving urban corridors. This location benefits from its proximity to major thoroughfares such as the Prospect Expressway and 4th Avenue, offering seamless connectivity to Manhattan, Downtown Brooklyn, and the greater outer boroughs. The area is well-served by multiple subway lines (including the F, G, R, and D trains), making it a strategic destination for commuters, residents, and businesses alike.

The surrounding neighborhood has seen a steady influx of residential and mixed-use development, fueled by demand for affordable yet well-connected living spaces. A diverse blend of young professionals, families, and longtime Brooklyn residents contribute to a vibrant local economy, with strong support for neighborhood retail, dining, and service-based businesses. Nearby attractions like Prospect Park, Industry City, and the waterfront at Sunset Park further enhance the area's live-work-play appeal.



Transit Map

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Exclusively Listed By:



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