



**566 Grand Avenue  
& 836 Dean Street**

Brooklyn, NY 11238

**FOR SALE**

Corner Development Site  
in Prospect Heights

195' Of Frontage  
On Grand Avenue

# 566 Grand Avenue & 836 Dean Street

## Brooklyn, NY 11238



Corner Development Site in Prospect Heights | **FOR SALE**



86,045 BSF mixed-use development site in the heart of Prospect Heights



195' of frontage on Grand Avenue



Located in the Atlantic Avenue Mixed-Use Plan. A rezoning that will lead to 4,600 new homes in the immediate vicinity



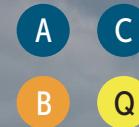
Rentals in the area are achieving north of \$80/sf



Within blocks of the Barclays Center Hub



0.4 miles  
0.7 miles



Exclusively Represented By  
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**Stephen Vorvolakos x25**  
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For Financing  
Information: **Matthew Dzbanek x48**  
mdzbanek@arielpa.com

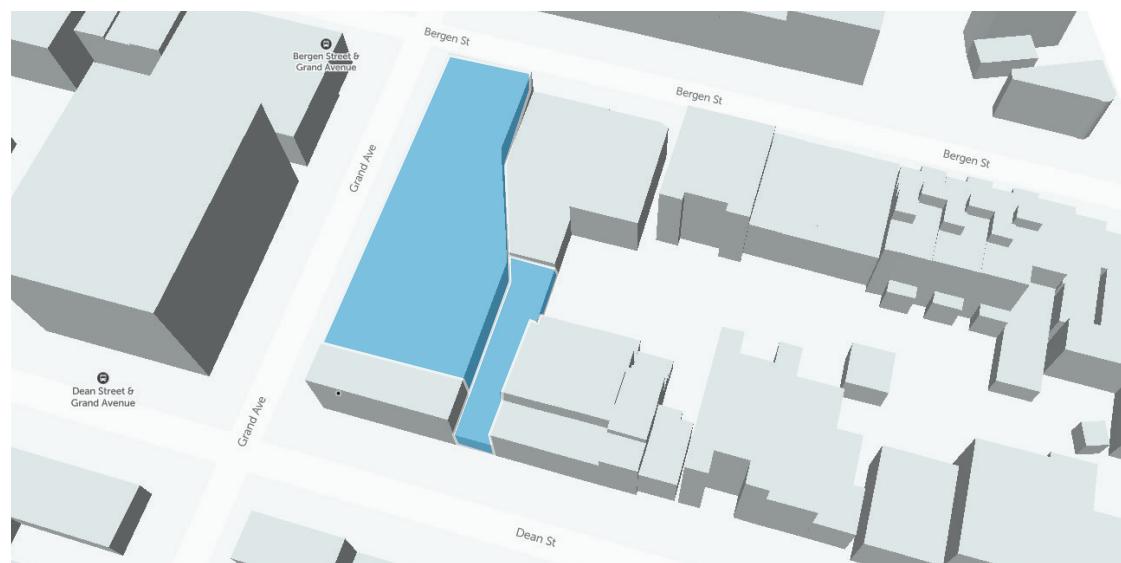
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Corner Development Site in Prospect Heights | **FOR SALE**

**Ariel**  
GREA Partner



### Property Information

	Total
Lot Sq. Ft.	15,365
Total Units	2
Building Sq. Ft.	10,228
Rezoning	M1-3A/R7D
Rezoning FAR (MIH)	5.60
Rezoning Buildable Sq. Ft.	86,045
Tax Class	4
Assessment (25/26)	\$282,960
Real Estate Taxes (25/26)	\$30,452

\*All square footage/buildable area calculations are approximate

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Property Information	836 Dean Street	566 Grand Avenue
Block / Lot	1140 / 31	1140 / 35
Lot Dimensions	20' x 110'	195' x 80'
Lot Sq. Ft.	2,246	13,119
Building Dimensions	20' x 110'	195' x 80'
Stories	1	1
Total Units	1	1
Building Sq. Ft.	2,228	8,000
Rezoning	M1-3A/R7D	M1-3A/R7D
Rezoning FAR (MIH)	5.60	5.60
Rezoning Buildable Sq. Ft.	12,578	73,468
Tax Class	4	4
Assessment (25/26)	\$41,400	\$241,560
Real Estate Taxes (25/26)	\$4,455	\$25,997

\*All square footage/buildable area calculations are approximate

Asking Price: \$22,500,000

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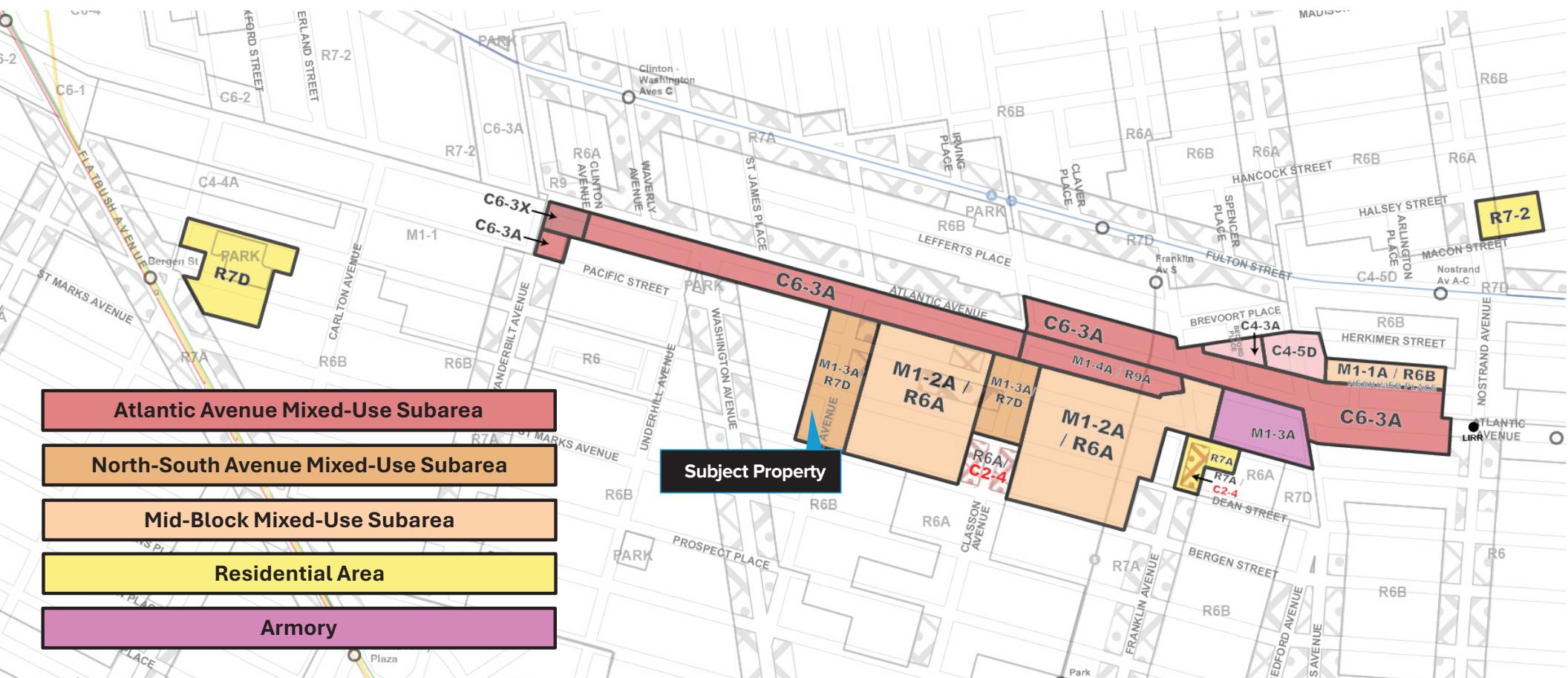
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## Atlantic Avenue Mixed-Use Plan Zoning Map Amendment



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Corner Development Site in Prospect Heights | **FOR SALE**

*Situated in the Prospect Heights neighborhood, the development site offers a prime location with excellent proximity to public transportation and local amenities.*

### *Transportation Score*



Visit Walk Score Website →



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For More Information Contact Our Exclusive  
Sales Agents at **212.544.9500** | [arielpa.nyc](http://arielpa.nyc)

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