



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
212.544.9500 | arielpa.nyc

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Stephen Vorvolakos x25
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For Financing
Information:

Matthew Dzbaneck x48
mdzbaneck@arielpa.com

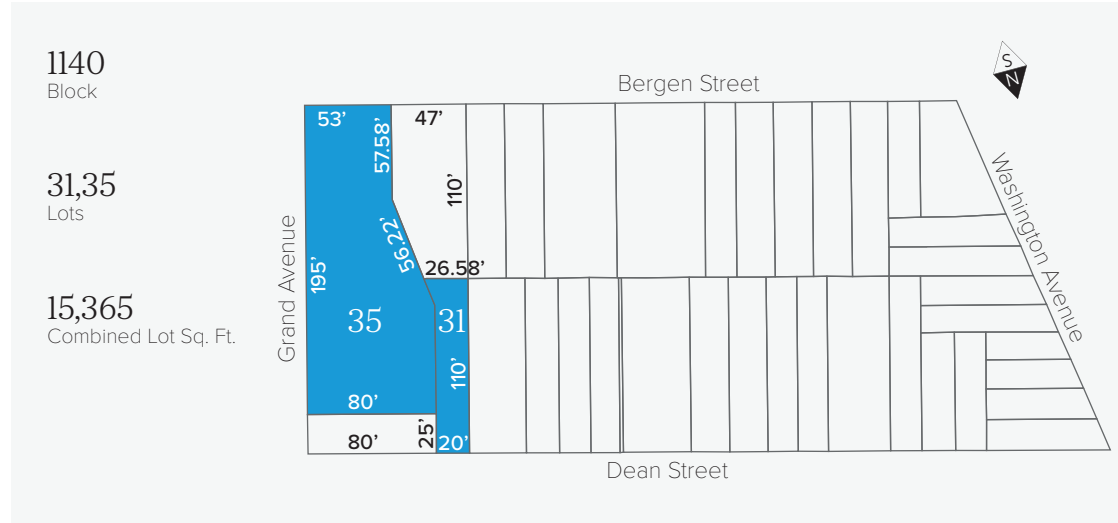
The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. July 10, 2025 2:30 pm

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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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Proposal

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

Transportation Score



100
Public Transportation



97
Walker's Paradise



94
Rider's Paradise

[Visit Walk Score Website](#) →



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For More Information Contact Our Exclusive
Sales Agents at **212.544.9500** | arielpa.nyc

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