

210 E 16TH ST

Brooklyn, NY 11226



Development Opportunity For Sale

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PROPERTY SUMMARY



PROPERTY ANALYSIS

Address	210 E 16th St, Brooklyn, NY 11226
Block/Lot	05119-0026
Neighborhood	Prospect Park South
Cross Streets	E 16th St & Marlborough Rd
Asset Type	Development
Lot SF	1,138 SF
Lot Size	91.08 ft x 24.92 ft
Zoning	R7A
FAR	4
FAR (UAP)	5.01
Buildable	4,552 SF
Buildable (UAP)	5,701.38 SF
Taxes	\$860
Tax Class	1B

ASKING PRICE

\$250,000

PPBSF

\$54.92

PPBSF (UAP)

\$43.85

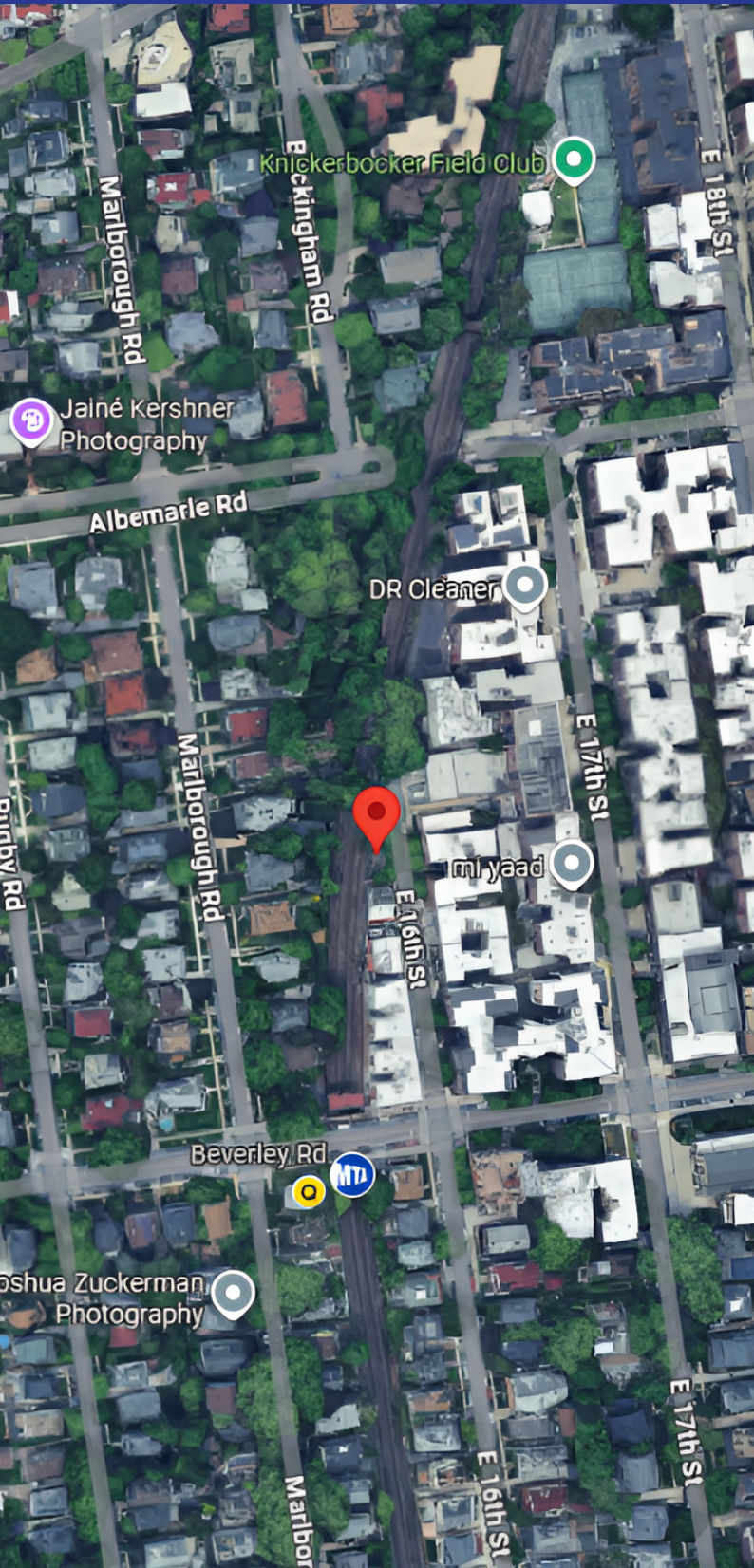
PROPERTY HIGHLIGHTS

- Prime development opportunity in the highly sought-after Prospect Park South neighborhood of Brooklyn.
- Situated on a 1,138-square-foot lot with R7A zoning, offering substantial redevelopment potential in a strong residential market.
- The property benefits from a generous as-of-right FAR of 4.0, providing approximately 4,552 square feet of buildable area, with an enhanced UAP FAR of 5.01 allowing up to 5,701 square feet of buildable space.
- Exceptional opportunity for the development of a four-story, two-family duplex building—subject to MTA approval—offering an attractive boutique-scale residential project for developers in a high-demand Brooklyn corridor.
- Located near major retail corridors, schools, and community amenities, with excellent transit access via the Church Ave and Beverly Rd subway stations (B/Q trains), ensuring strong long-term demand.

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PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Asset CRG Advisors, LLC has been exclusively retained to market a prime development opportunity located at 210 E 16th Street in the highly desirable Prospect Park South neighborhood of Brooklyn.

The property consists of a 1,138-square-foot lot positioned within an R7A zoning district, offering a base FAR of 4.0 and an Enhanced/UAP FAR of 5.01. This allows for 4,552 buildable square feet as-of-right and up to 5,701.38 buildable square feet under the UAP, presenting a compelling opportunity for developers seeking value-add potential in a strong residential market.

The site accommodates the potential development of a new 4-story, 2-family duplex, subject to MTA approval, making it suitable for boutique residential construction in one of Brooklyn's most stable and transit-accessible corridors.

Located in the heart of Prospect Park South, the property benefits from immediate proximity to neighborhood retail, schools, restaurants, and essential community amenities. Its exceptional location offers residents convenient access to multiple transit options, including the nearby B and Q trains at Church Avenue, providing seamless connectivity throughout Brooklyn and into Manhattan.

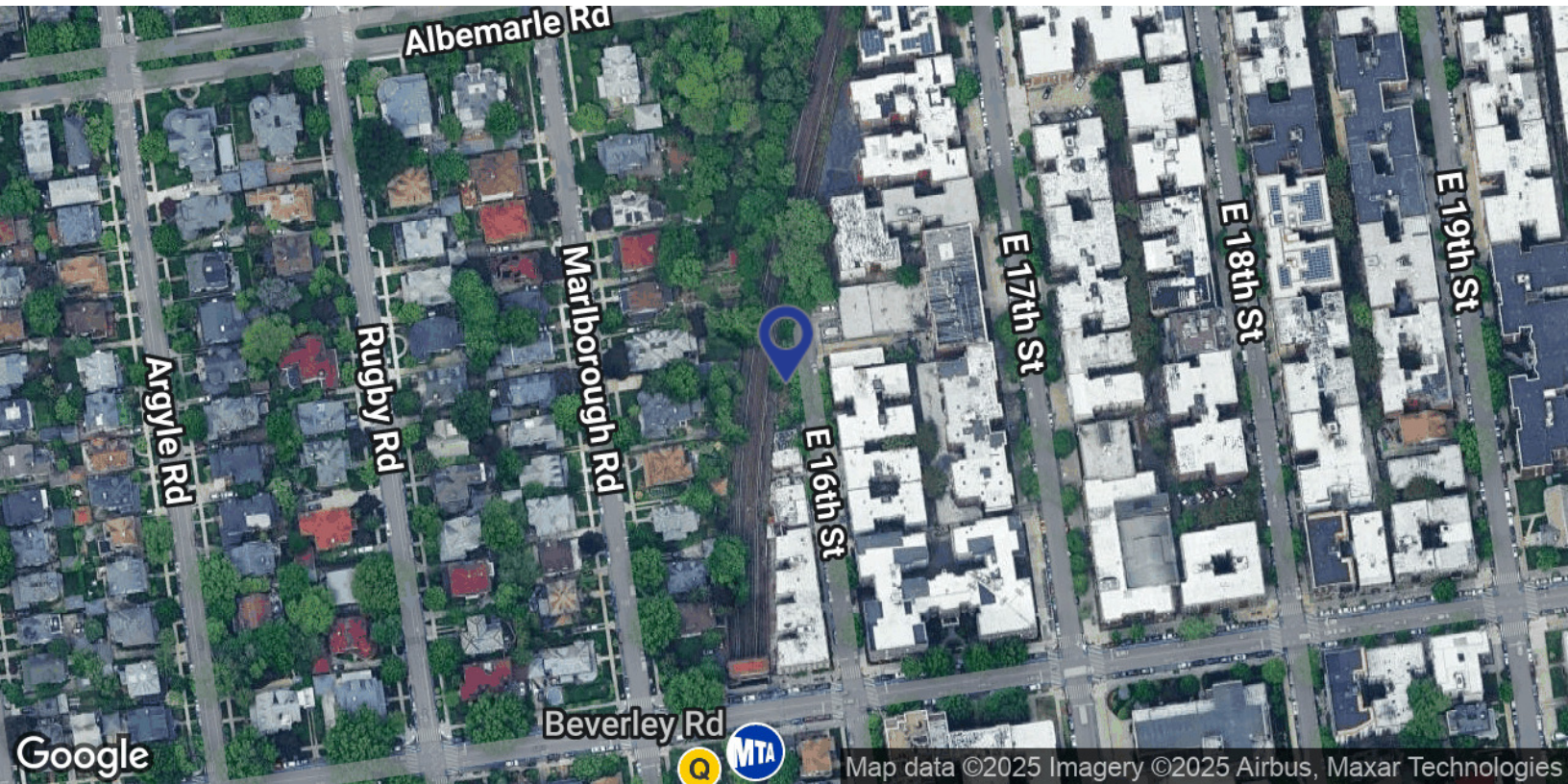
This offering represents an exceptional opportunity for developers or end-users seeking a well-located, transit-oriented development site with significant zoning potential in one of Brooklyn's most sought-after communities.

LOCATION DESCRIPTION

Located in the heart of Ditmas Park, 210 E 16th Street benefits from a prime residential setting just steps from Cortelyou Road and its vibrant mix of cafés, restaurants, boutique shops, and essential neighborhood services. The surrounding tree-lined streets and well-preserved historic homes contribute to the area's strong community appeal and consistent housing demand.

The property offers excellent transit access, positioned within walking distance of the Church Avenue and Beverley Road subway stations, both served by the B and Q lines, providing direct connectivity to Downtown Brooklyn and Manhattan. Multiple local bus routes, nearby schools, parks, and daily conveniences further enhance the desirability and accessibility of this well-established Brooklyn neighborhood.

RETAILER & AERIAL MAP



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NEIGHBORHOOD OVERVIEW



PROSPECT PARK SOUTH

Prospect Park South is a picturesque residential neighborhood in central Brooklyn, known for its historic charm, architectural beauty, and peaceful, tree-lined streets. Situated just south of Prospect Park, the neighborhood combines suburban tranquility with urban accessibility, creating a highly desirable living environment. Prospect Park South is bordered by Prospect Park to the north, Ditmas Park to the south, Flatbush to the east, and Windsor Terrace to the west, positioning it at the heart of one of Brooklyn's most distinctive and culturally rich areas.

Established in the late 19th and early 20th centuries as an upscale suburban enclave, Prospect Park South is renowned for its impressive collection of single-family Victorian homes. Many of these properties were developed by Dean Alvord, who envisioned a community blending grand residential architecture with natural beauty. The neighborhood's historic homes—featuring Colonial Revival, Queen Anne, Tudor, and other classic styles—remain a defining element of its identity. These well-preserved structures, along with landscaped lawns and meticulously planned streetscapes, offer a rare sense of elegance within New York City.

While Prospect Park South is primarily residential, residents enjoy convenient access to nearby commercial hubs along Flatbush Avenue and Church Avenue. These bustling corridors feature an eclectic mix of restaurants, cafés, local shops, grocery stores, and essential services. The neighborhood's proximity to Prospect Park provides abundant recreational opportunities, including walking and biking trails, sports fields, playgrounds, and cultural attractions such as the Prospect Park Zoo and the LeFrak Center at Lakeside. Prospect Park South reflects the cultural diversity of Brooklyn at large, with a community composed of long-time residents, families, professionals, and newcomers from various backgrounds. This blend contributes to a rich neighborhood identity shaped by local traditions, community events, and the multicultural offerings of surrounding Flatbush and Ditmas Park.

Transit access is another defining strength of Prospect Park South. The area is served by multiple subway lines—including the B and Q trains—offering direct connections to Manhattan and other parts of Brooklyn. Several bus routes also run through the neighborhood, adding to its convenience for commuters. With its historic roots, architectural significance, strong community presence, and excellent access to amenities, Prospect Park South remains one of Brooklyn's most distinctive and sought-after neighborhoods.



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