



FOR SALE

67-75 4th Avenue

77 Saint Marks Place

Brooklyn, NY 11217

Park Slope: 84,780 BSF Mixed-Use Development
Site 3 Blocks From The Barclays Center

Ariela
A member of GREA

67-75 4th Avenue & 77 Saint Marks Place, Brooklyn, NY 11217

85,227 BSF Mixed-Use Development Site 3 Blocks From The Barclays Center | **FOR SALE**



➤ 3 blocks from the Barclays Center



➤ 84,780 BSF mixed-use development site in Park Slope



➤ 79-100 Feet of frontage (with ability to cantilver over corner)



➤ Rental market is \$85 PSF with condos surpassing \$1,600



➤ East side of 4th Avenue between Bergen Street and St. Marks Place in Boerum Hill

*Barclays
Transit Hub*



Asking Price: \$25,000,000

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

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For Financing Information:

Matthew Dzbanek x48
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	Total	75 4th Ave	73 4th Ave	71 4th Ave	69 4th Ave	67 4th Ave	77 St Marks Pl	Air Rights (77 4th Ave)
Block / Lot	-	932 / 2	932 / 3	932 / 4	932 / 5	932 / 6	932 / 78	932 / 1
Lot Dimensions	-	19.75' x 68.33'	19.75' x 68.33'	19.75' x 88.33'	19.75' x 88.33'	19.75' x 88.33'	20' x 60.5	-
Zoning Lot Sq. Ft. ***	10,580	1,350	1,350	1,745	1,745	1,745	1,210	1,435
Building Size	29,362	4,504	4,504	4,504	4,504	3,556	2,640	5,150
Zoning	C4-4D / G (R9 Equivalent)							
FAR (As-of-Right)	8.50							
Buildable Sq. Ft.	84,780	11,471	11,471	14,828	14,828	14,828	10,285	7,047
Air Rights Sq. Ft.	60,547	6,967	6,967	10,324	10,324	11,272	7,645	7,047
Tax Class	1 / 2A	2A	2A	2A	2A	2A	1	-
Assessment (24/25)	\$623,066	\$84,829	\$84,829	\$75,252	\$73,805	\$270,672	\$33,679	-
Real Estate Taxes (24/25)	\$80,450	\$10,605	\$10,605	\$9,408	\$9,227	\$33,839	\$6,764	-

*All square footage/buildable area calculations are approximate

** Houses of worship, rectories, or parish houses; and Health facilities requiring approval under Article 28 of the Public Health Law of the State of New York that, prior to July 10, 1974, have received approval of Part I of the required application from the Commissioner of Health.

*** The Zoning Lot SF is 10,580 SF but the land area is 9,143 SF (Owner is permitted to cantilever over lot 1).

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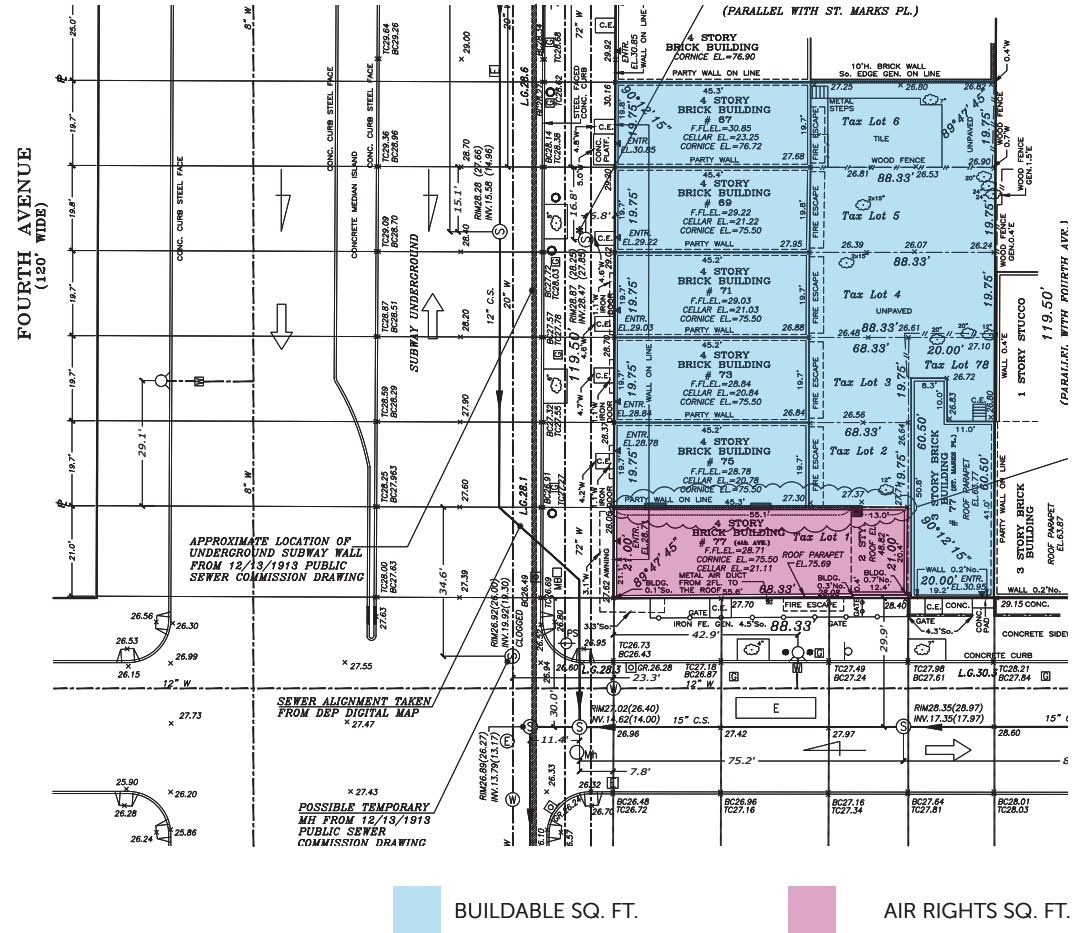
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Why Park Slope Park?

About Neighborhood

Welcome to Park Slope, one of Brooklyn's most desirable neighborhoods! Known for its beautiful tree-lined streets, historic brownstones, and vibrant community, Park Slope offers an ideal blend of urban convenience and suburban tranquility.

#1

Entertainment Epicenter

Steps from Barclays Center, home to the Brooklyn Nets, electrifying concerts, and major events.

#2

Retail Therapy



**P.C. RICHARD
& SON**



#3

Cultural Fusion

Immerse yourself in the rich tapestry of Brooklyn's neighborhoods, each with its unique character and charm.

#4

Culinary Delights

Indulge in a diverse array of restaurants, from trendy eateries to local favorites, all within a short stroll.

#5

Prospect Park and Green Spaces

Discover nearby parks and outdoor retreats, offering a tranquil escape from the urban bustle.

Welcome To Park Slope

About The Neighborhood >

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RETAIL

- 1 CubeSmart Self Storage
- 2 F45 Training
- 3 Orangetheory Fitness
- 4 Atlantic Terminal Mall
- 5 Apple Downtown Brooklyn
- 6 P.C. Richard & Son
- 7 Atlantic Center Mall
- 8 Whole Foods Market
- 9 Food Garden Market

FOOD & BEVERAGE

- 1 Shake Shack
- 2 Chick-Fil-A
- 3 Dunkin'
- 4 Wingstop
- 5 Buffalo Wild Wings
- 6 Applebee's Grill + Bar
- 7 Just Salad
- 8 Miriam Restaurant
- 9 Fourth Avenue Pub

EDUCATIONAL

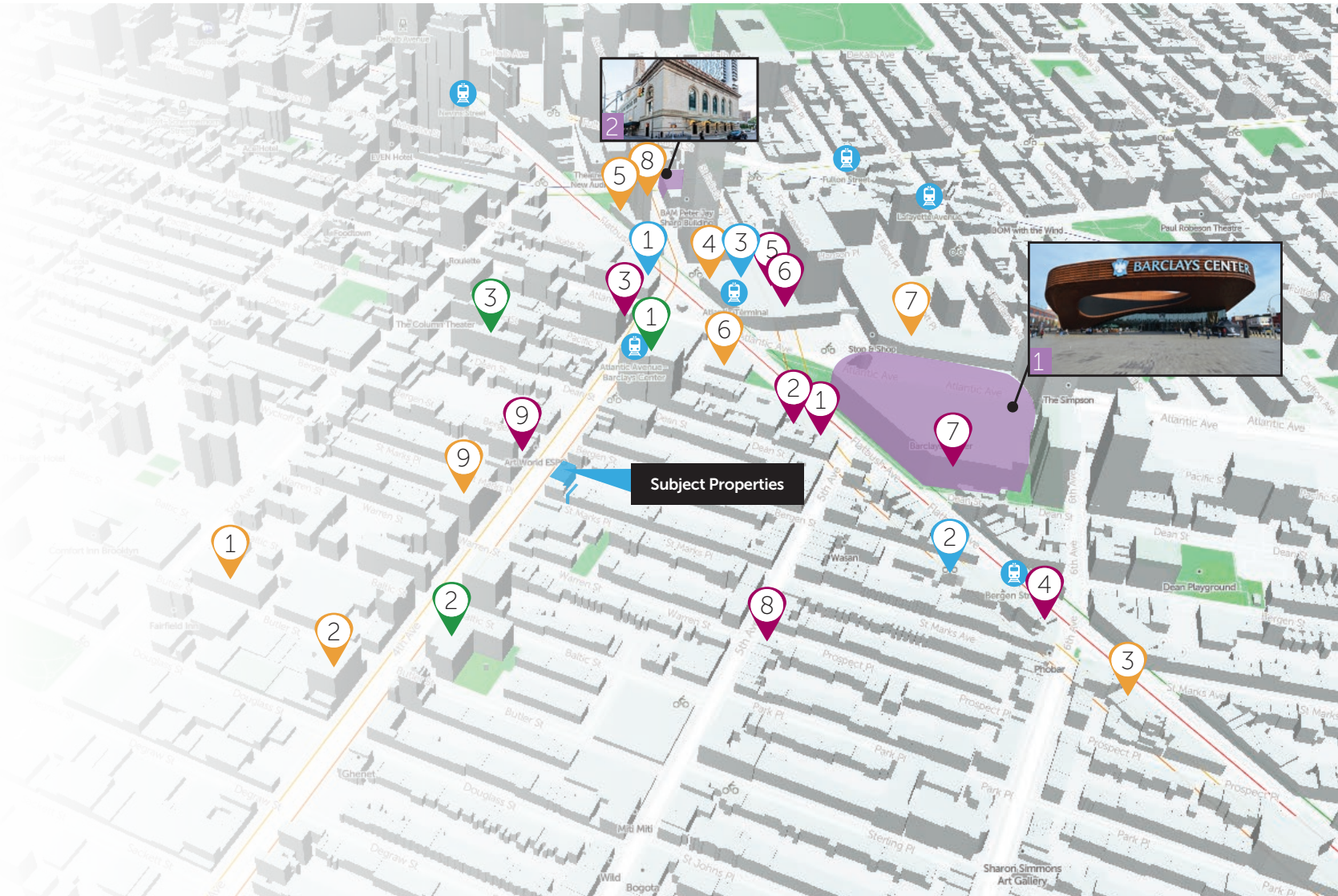
- 1 Brooklyn Public Library
- 2 P.S. 133
- 3 Brooklyn High School of the Arts

BANK

- 1 Bank of America
- 2 TD Bank
- 3 BNY Mellon

ENTERTAINMENT AND ACTIVITIES

- 1 Barclays Center
- 2 Brooklyn Academy of Music



Walking From
Our properties



6 MINUTES WALK
Barclays Center

11 MINUTES WALK
Brooklyn Academy of Music

16 MINUTES WALK
Grand Army Plaza

23 MINUTES WALK
Central Library

28 MINUTES WALK
Brooklyn Botanic Garden

29 MINUTES WALK
Brooklyn Museum

BARCLAYS CENTER



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The network
America relies on[✓]

The official 5G partner
of the Brooklyn Nets.

