

AVAILABLE FOR SALE

915 DEAN STREET | BROOKLYN, NY 11238

PRIME PROSPECT HEIGHTS, BROOKLYN, NY DEVELOPMENT SITE - 4 BLOCKS FROM BARCLAYS CENTER



PROPERTY OVERVIEW

915 DEAN STREET IS IN PRIME PROSPECT HEIGHTS. WHETHER YOU'RE AN INVESTOR OR AN OWNER-USER, THIS PROPERTY OFFERS IMMEDIATE OCCUPANCY + FUTURE UPSIDE, OR DEVELOP IMMEDIATELY.

- LOT SIZE - 11,440 SF
- BUILDABLE SQUARE FEET UP 34,320 SF
- 44,616 SF AS OF RIGHT WITH UAP
- EXISTING TWO-STORY 11,340 SF BUILDING + 5770 SF YARD
- ZONING DISTRICT - M1-2A / R6A
- REAL ESTATE TAXES \$80,053

ACCESSIBILITY

- JUST MINUTES FROM BROOKLYN QUEENS EXPRESSWAY
- ONLY 10 MINUTES FROM/TO DOWNTOWN MANHATTAN
- TWO BLOCKS TO S/A/C-TRAINS AT FRANKLIN AVE.



CONTACT EXCLUSIVE AGENTS

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GREINER-MALTZ

REAL ESTATE

CREATING OPPORTUNITIES TOGETHER.

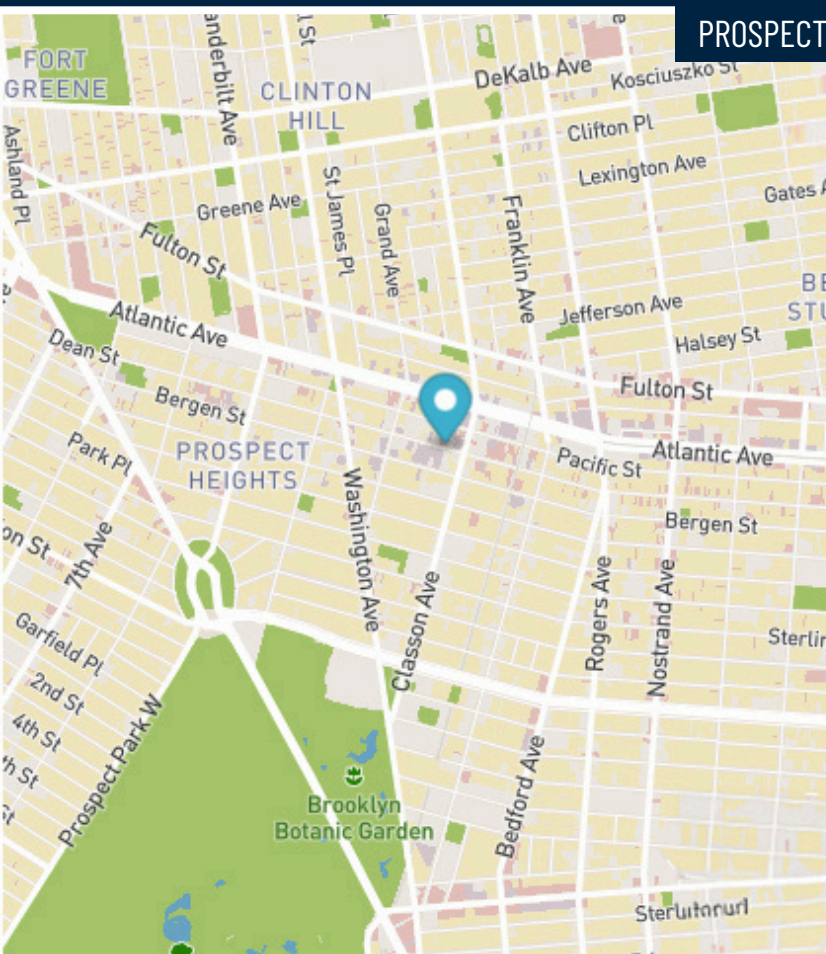
24-09 38TH AVENUE, LONG ISLAND CITY, NY 11101 | 1-718-786-5050 | GREINERMALTZ.COM

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

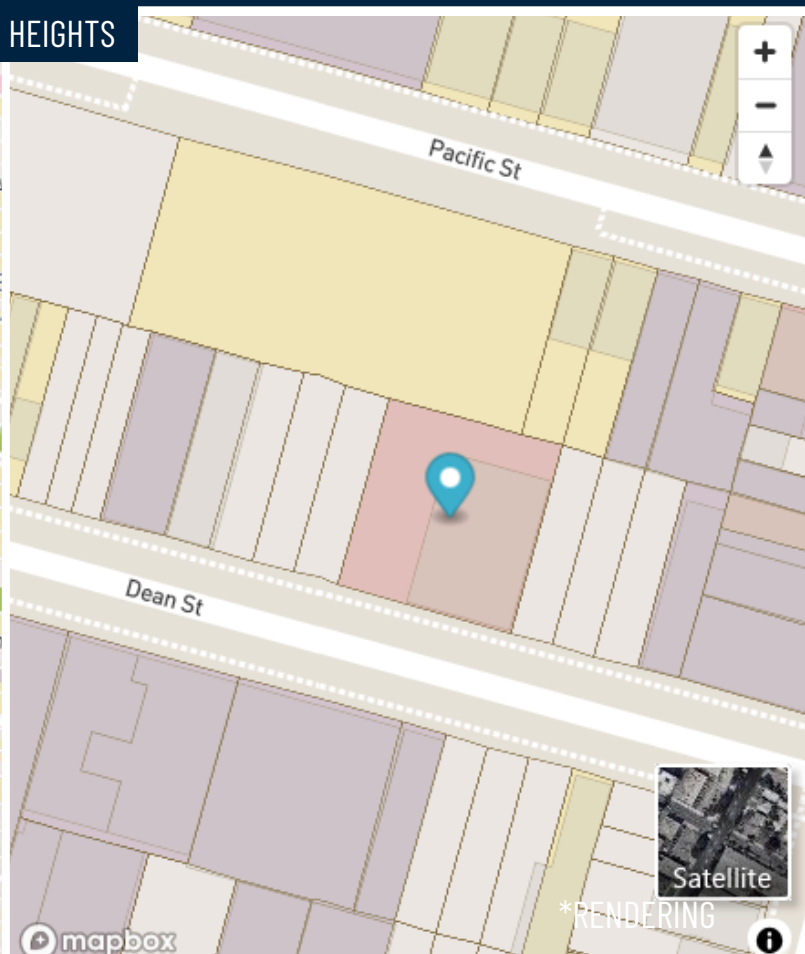
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34,320 BSF | RESIDENTIAL (50 UNITS), MIXED-USE,
OR 44,616 SF AS OF RIGHT ZONING WITH UAP



PROSPECT HEIGHTS



DEVELOPMENT SNAPSHOT

AS THE CITY REMOVES OUTDATED ZONING HURDLES TO PROMOTE BUSINESS GROWTH, THIS PROPERTY OFFERS A RARE CHANCE TO THRIVE IN A NEIGHBORHOOD DESIGNED FOR POSSIBILITY, CONNECTION, AND COMMERCE.

- AFFLUENT RENTER/OWNER BASE: MEDIAN HH INCOME \$133K (ZIP 11238)
- YOUNG PROFESSIONAL SKEW: MEDIAN AGE 35.7
- HIGH RENT CEILING: MEDIAN ASKING RENT \$4,460 (JUL 2025), INVENTORY +14% YOY

- SALES COMPS: 2024 MEDIAN ASKING PRICE ~\$1.2M
- CULTURE & GREEN SPACE: NEAR BROOKLYN MUSEUM, BOTANIC GARDEN, PROSPECT PARK
- DENSE, WALKABLE TRADE AREA: ZIP 11238 POP. 58,462 (~31,600/SQ MI)

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