



FOR SALE

**1234 Saint Johns Place
Brooklyn, NY 11213**

Ariela
GREA Partner

46,894 BSF Development
Opportunity in Crown Heights

1234 Saint Johns Place, Brooklyn, NY 11213

46,894 BSF Development Opportunity in Crown Heights | **FOR SALE**



46,894 BSF mixed-use development opportunity in the heart of Crown Heights



99.92' of frontage on St. Johns Place allowing for highly efficient building design



Opportunity to seize a strategic foothold in a high-demand, low-inventory market perfectly primed for growth



Rental market with recent neighborhood developments commanding premium rates, exceeding \$70/SF



Currently a two-story, 10,560 SF building occupied by the U.S. Post Office on a month to month basis



Unbeatable Connectivity: The property boasts a perfect 100 Transit Score and a 92 Walk Score, placing the 2, 3, 4, and 5 subway lines just 0.3 miles away alongside convenient neighborhood Citi Bike access.

Asking Price: \$7,650,000

Investor CA

Exclusively Represented By
212.544.9500 | arielpa.nyc

Sean R. Kelly, Esq. x59
srkelly@arielpa.com

Nicole Daniggelis x58
ndaniggelis@arielpa.com

Stephen Vorvolakos x25
svorvolakos@arielpa.com

Luke Rizzo x2224
lrizzo@arielpa.com

For Financing
Information:

Matthew Dzbanek x48
mdzbanek@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. April 14, 2026 6:44 pm

1234 Saint Johns Place, Brooklyn, NY 11213

46,894 BSF Development Opportunity in Crown Heights | **FOR SALE**



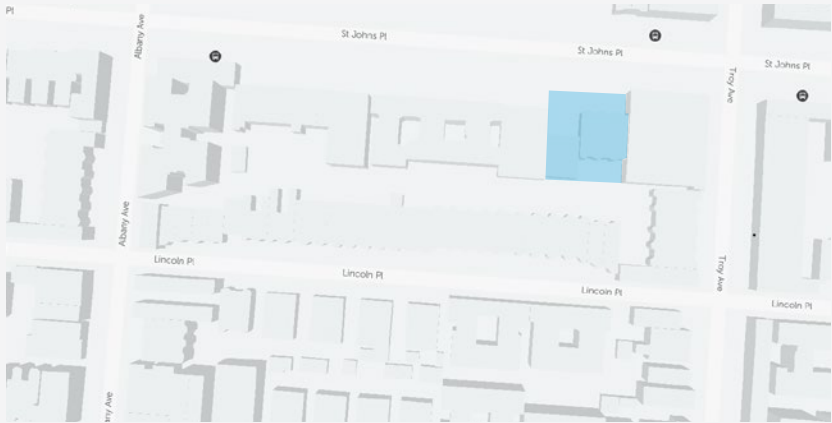
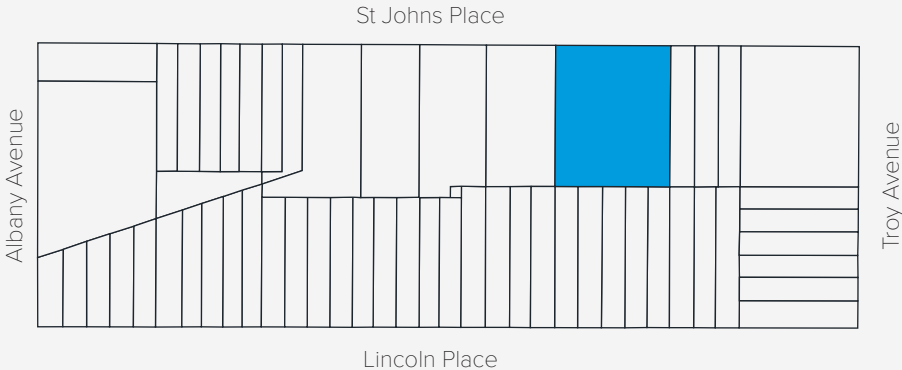
1382
Block

31
Lot

99.92' x 120.29'
Lot Dimensions

12,024
Lot Sq. Ft.

R6
Zoning



Property Information	Total
Block / Lot	1382 / 31
Lot Dimensions	99.96' x 120.29'
Building Dimensions	60' x 88'
Stories	2
Building Sq. Ft.	10,560
Zoning	R6
Lot Sq. Ft.	12,024
FAR (Standard)	3.00 / 2.20
FAR (UAP)	3.90
Buildable Sq. Ft. (Standard)	34,450
Buildable Sq. Ft. (UAP)	46,894
Tax Class	4
Assessment (25/26)	\$534,150
Real Estate Taxes (25/26)	\$57,945

*All square footage/buildable area calculations are approximate and should be verified with an architect

Asking Price: \$7,650,000

Investor CA

Exclusively Represented By
212.544.9500 | arielpa.nyc

Sean R. Kelly, Esq. x59
srkelly@arielpa.com

Nicole Daniggelis x58
ndaniggelis@arielpa.com

Stephen Vorvolakos x25
svorvolakos@arielpa.com

Luke Rizzo x2224
lrizzo@arielpa.com

For Financing Information:
Matthew Dzbanek x48
mdzbanek@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. April 14, 2026 6:44 pm

1234 Saint Johns Place, Brooklyn, NY 11213

46,894 BSF Development Opportunity in Crown Heights | **FOR SALE**



The subject property is located in the Crown Heights neighborhood of Brooklyn between Troy & Albany Avenues, situated within walking distance of the Crown Heights–Utica Avenue station for the 3 and 4 trains, the Kingston Avenue station for the 3 train, and the Kingston–Throop Avenues station for the C train

Transportation Score



100
Public Transportation

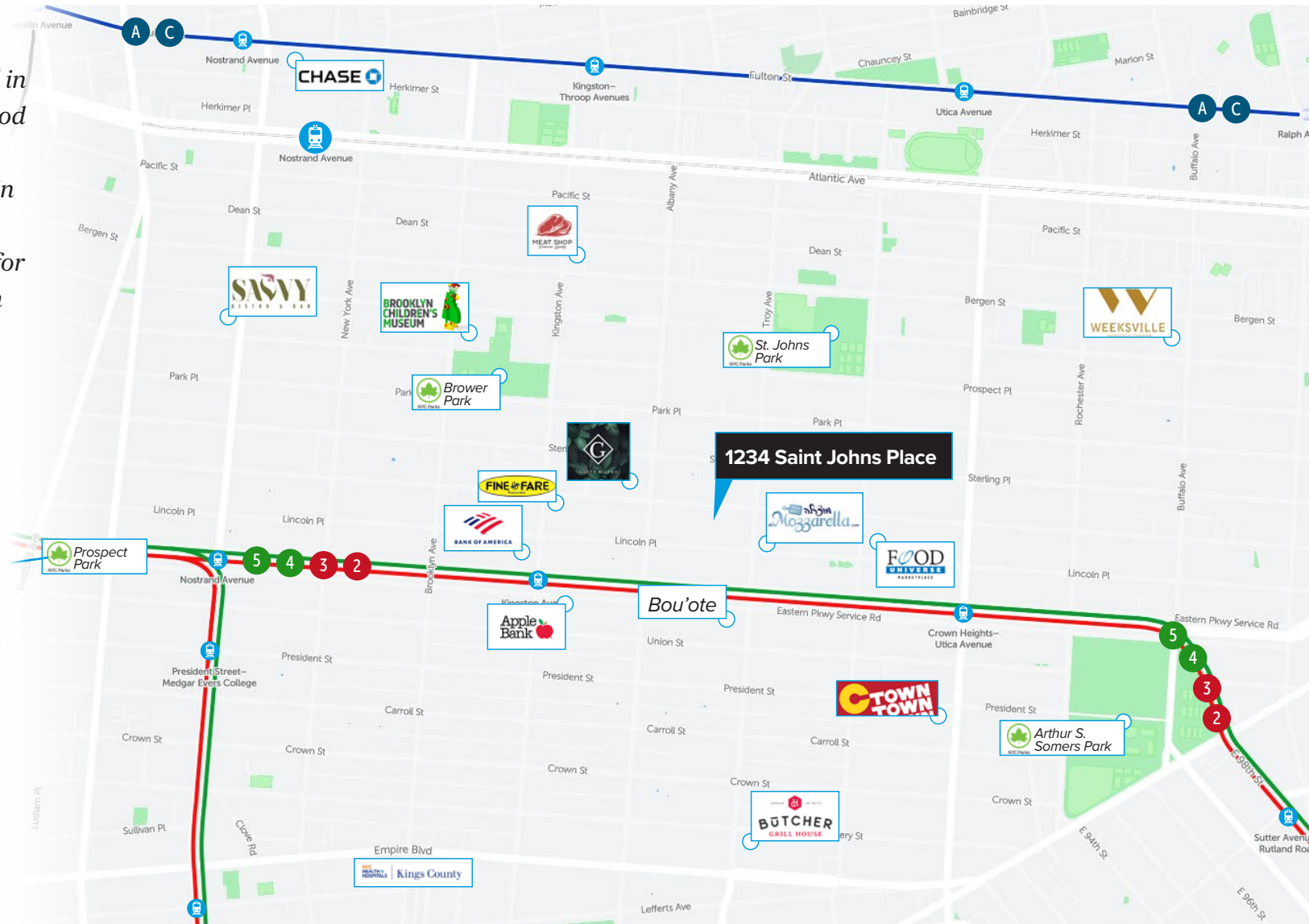


92
Walker's Paradise



89
Rider's Paradise

[Visit Walk Score Website →](#)



Exclusively Represented By
212.544.9500 | arielpa.nyc

Sean R. Kelly, Esq. x59
srkelly@arielpa.com

Nicole Daniggelis x58
ndaniggelis@arielpa.com

Stephen Vorvolakos x25
svorvolakos@arielpa.com

Luke Rizzo x2224
lrizzo@arielpa.com

For Financing
Information:

Matthew Dzbanek x48
mdzbanek@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. April 14, 2026 6:44 pm



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

Sean R. Kelly, Esq. x59
srkelly@arielpa.com

Nicole Daniggelis x58
ndaniggelis@arielpa.com

Stephen Vorvolakos x25
svorvolakos@arielpa.com

Luke Rizzo x2224
lrizzo@arielpa.com

For Financing
Information:

Matthew Dzbanek x48
mdzbanek@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, building footings, 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. April 14, 2026 6:44 pm