



REALSTREET
REAL ESTATE GROUP

FOR SALE
\$999,000

308 SUMPTER STREET

BROOKLYN, NY 11233

VACANT LAND

OFFERING SUMMARY

Sale Price	\$999,000
Buildable SF	4,400 SF
Price per SF	\$227 PSF
Lot Size	2,000 SF (20' x 100')
Zoning	R6
Frontage	20' on Sumpter Street

PROPERTY OVERVIEW

Block / Lot	01527-0034
Lot Size	2,000 SF (20' x 100')
Zoning	R6
Current Use	Vacant Lot
Tax Class	1B
Proposed Use	4 Stories with Commercial on Ground Flr and Residential above

PROPERTY DESCRIPTION

308 Sumpter Street | Brooklyn, NY 11233

Positioned in the heart of Ocean Hill, 308 Sumpter Street presents a rare opportunity to acquire a vacant 20' × 100' development site in one of Central Brooklyn's rapidly evolving residential neighborhoods. Zoned R6, the property offers approximately 4,400 buildable square feet for residential development, making it an ideal opportunity for developers seeking to construct a boutique rental building or condominium project.

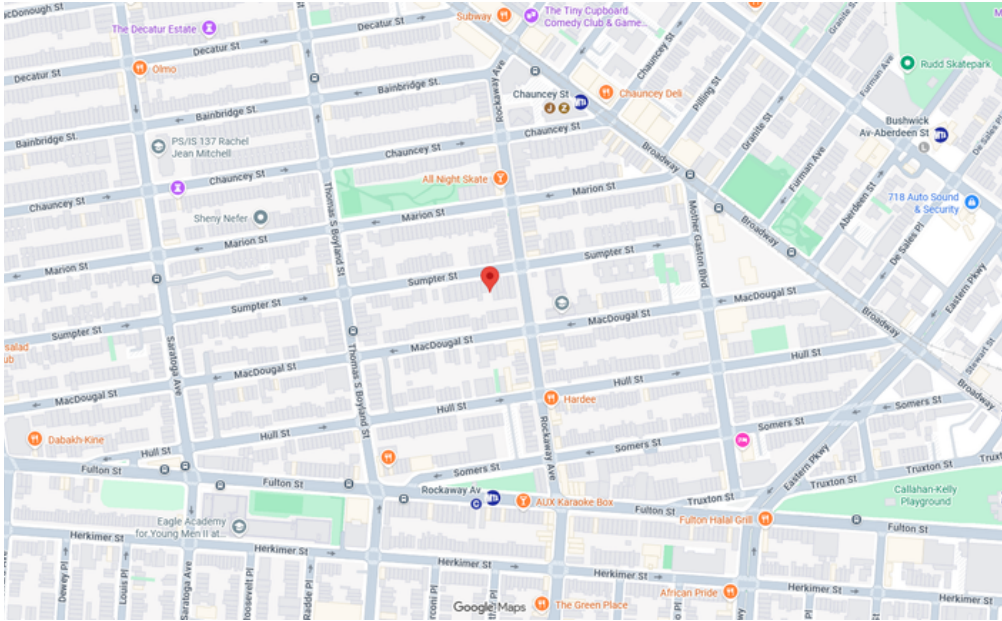
The site's zoning also provides the flexibility to develop a project incorporating a community facility component, allowing for a variety of uses including educational, medical, nonprofit, religious, or social service facilities. Whether developed as a fully residential building or as a mixed residential and community facility project, the property offers multiple paths to maximize its long-term value.

Located on a quiet residential block with convenient access to the J, Z, A, and C subway lines, the site benefits from strong connectivity to the rest of Brooklyn and Manhattan while remaining within a neighborhood experiencing continued residential growth and investment. Surrounded by new development, local retail, parks, and neighborhood amenities, the location continues to attract both residents and investors alike.

With no existing improvements to demolish and a straightforward development opportunity, 308 Sumpter Street offers developers a blank canvas to create a thoughtfully designed residential building or mixed-use community-oriented project in one of Brooklyn's emerging neighborhoods. Combining flexible zoning, approximately 4,400 buildable square feet, and a desirable residential location, the property represents an exceptional opportunity to capitalize on the area's continued growth and demand.

LOCATION & TRANSIT ACCESS

308 Sumpter Street | Brooklyn, NY 11233



Subway / Train

Line / Station	Distance	Estimated Walking Time
 A/C – Rockaway Avenue	0.2 mi	~4 mins
 J/Z – Chauncey Street	0.2 mi	~4 mins
 J – Halsey Street	0.4 mi	~8 mins
 L – Bushwick–Aberdeen Street	0.4 mi	~8 mins
   A/C/J/L – Broadway Junction	0.5 mi	~10 mins



Commuter Rail

Station	Distance	Estimated Walking Time
 LIRR – East New York Station	0.5 mi	~10 mins
 LIRR – Nostrand Avenue Station	2.0 mi	~40 mins

INVESTMENT SUMMARY

Asking Price	\$999,000
Estimated Residential Buildable SF (By-Right)	4,400 SF
Price per Residential Buildable SF	≈ \$227/SF
Lot Size	2,000 SF (20' x 100')
Frontage	20' on Sumpter Street
Estimated Development Cost* (per Buildable SF)	≈ \$350/SF (Total)
• Estimated Hard Construction Cost*	\$250/SF
• Estimated Soft Costs*	\$100/SF
Estimated Total Development Cost*	≈ \$1.54M (Based on 4,400 SF @ \$350/SF)
Property Type	Development Site / Vacant Lot
Zoning	R6
Development Opportunity	Residential Development

ESTIMATED DEVELOPMENT ECONOMICS

Land Acquisition	\$999,000
Estimated Total Development Cost (Land + Hard + Soft Costs)	≈ \$2.54M
Total Development Cost per Buildable SF	≈ \$577/SF

POTENTIAL REVENUE ASSUMPTIONS

Scenario	Assumption	Calculation (4,400 SF)	Total Income
Sellout (Condo / For Sale)	\$900 PSF	4,400 SF × \$900	\$3,960,000 Total Sellout Revenue
Rental (Per Year)	\$60 – \$70 PSF	4,400 SF × \$60 4,400 SF × \$70	\$264,000 / year \$308,000 / year Total Rental Income (Annual)

* Costs are estimates and subject to change based on design, market conditions, and project scope.



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- Lot Size: 2,000 SF (20' x 100')
- Zoning: R6

- Frontage: 20'
- Block 1527 | Lot 34

- Neighborhood: Bedford–Stuyvesant
- Cross Street: Rockaway Avenue

CONTACT INFORMATION

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