



**FOR SALE**

**40 Greene Avenue  
Brooklyn, NY 11238**

**Ariela**  
GREA Partner

Vacant 12,500 Sq. Ft. Historic Theatre  
Conversion/User Opportunity

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THE  
PAUL ROBESON  
THEATRE

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## Property Information

Block / Lot	1957 / 28
Lot Dimensions	41.67' x 100'
Lot Sq. Ft.	4,167
Building Dimensions	41.67' x 100'
Stories	3
Building Sq. Ft.	12,500
Historical Landmark	Landmark Building
Zoning	R6B
FAR (Standard)	2.00
Buildable Sq. Ft. (Standard)	8,334
FAR (UAP)	2.40
Buildable Sq. Ft. (UAP)	10,001
Tax Class	4
Assessment (25/26)	\$143,730
Real Estate Taxes (25/26)	\$15,592

\*All square footage/buildable area calculations are approximate

## Ownership Request Proposals

Exclusively Represented By  
212.544.9500 | arielpa.nyc

**Luke Rizzo x2224**  
lrizzo@arielpa.com

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

**Shimon Shkury x11**  
sshkury@arielpa.com

**Jack Mastrocola x215**  
jmastrocola@arielpa.com

For Financing  
Information:

**Matthew Dzbanek x48**  
mdzbanek@arielpa.com

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- Rare opportunity to acquire a vacant, historic landmarked shell with soaring ceiling heights and massive volume in the heart of Fort Greene.



- Large footprint and flexible layout, making it an ideal candidate for residential rental or condominium conversion



- Ideal owner-use facility for theatre, educational, artistic, medical, non-profit or institutional organizations



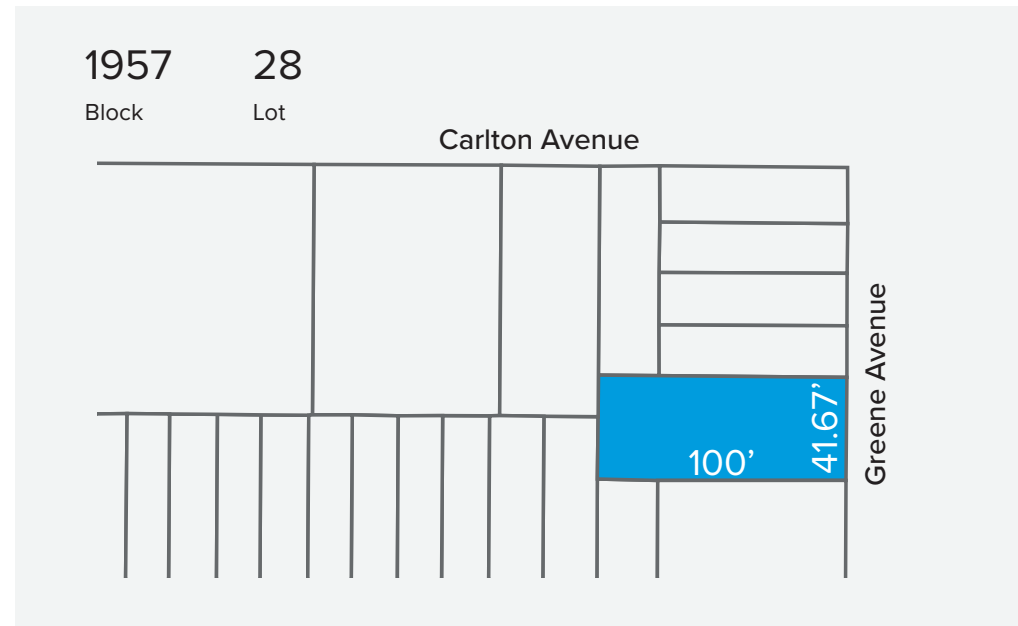
- Steps away from prominent cultural and community destinations, including Brooklyn Academy of Music (BAM), Fort Greene Park, the Pratt Institute, and the MoCADA Museum.



- Abundant Transportation Options



- Delivered Vacant



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*Ariel Property Advisors presents 40 Greene Avenue, a trophy conversion opportunity in the heart of Fort Greene, one of Brooklyn's most prestigious and culturally vibrant residential neighborhoods.*

Located on the south side of Greene Avenue between Cumberland Street and Carlton Avenue, 40 Greene Ave is a 42' wide, 3-story historic Theatre. Situated just steps from Fort Greene Park, the building offers expansive proportions and significant architectural scale, characteristic of the neighborhood's most elite residences.

**Property Overview:** 40 Greene Avenue stands as a testament to the grand residential architecture of late 19th-century Brooklyn. This historic Theatre features classic Neo- Grec and Italianate influences, seamlessly integrating into the Fort Greene Historic District. Protected by the Landmarks Preservation Commission, the property maintains its original period details, offering a massive canvas for a high-end luxury conversion or a flagship institutional headquarters.

**Historical Significance:** Built in 1864, 40 Greene Avenue is one of the oldest surviving buildings in Fort Greene. Originally used by Church of the Redeemer, this landmark has served as a versatile sanctuary for Brooklyn's evolving religious and cultural communities. A few later, in 1870, it transitioned into Temple Israel, serving as one of the boroughs first Reform Jewish synagogues. By 1890, the building returned to its original roots, becoming the Church of the Redeemer once again serving as a long- standing Polish Catholic Parish. In 1980, after more than a century as a house of worship, the building began a new chapter when it was purchased by pioneering physician Dr. Josephine English. She reimagined the historic sanctuary as the Paul Robeson Theater, successfully transitioning the space from a religious center into a renowned hub for the performing arts.



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## Ideal Conversion Opportunity

Delivered vacant and with R6B zoning, 40 Greene Avenue provides a range of conversion possibilities:

- ▶ **Adaptive Owner-user Potential** – While the building can certainly be repositioned as a premier theater, its versatile layout seamlessly accommodates a variety of institutional uses, including foreign consulates, non-profit headquarters, private galleries, or specialized academic facilities.
- ▶ **Rental & Condominium Conversion** – Centrally located in the heart of Fort Greene, one of Brooklyn’s most prestigious and high-demand residential enclaves, 40 Greene Avenue is a premier candidate for a boutique luxury condominium or high-end rental conversion. Its massive interior volume and flexible, open-shell layout provide a rare opportunity to design an optimized unit mix with soaring ceiling heights and unique architectural character.



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## Building Composition:

- ▶ **Cellar:** Open footprint spanning 4,000 square feet featuring walk-out access
- ▶ **First Floor:** Expansive open layout featuring 36-foot ceilings from its prominent past as both a vibrant theatre and house of worship

The property presents a premier repositioning opportunity for the historic Paul Robeson Theatre, offering a blank-canvas interior spanning approximately 12,500 square feet.

While its landmarked exterior remains, the interior has been stripped of all mechanical, electrical, and plumbing systems, leaving a vacant structure that lacks interior partitions, MEP systems, and modern finishes.

The property contains abundant historical details, including original 19th-century large arched windows, masonry window openings and grand entryway.

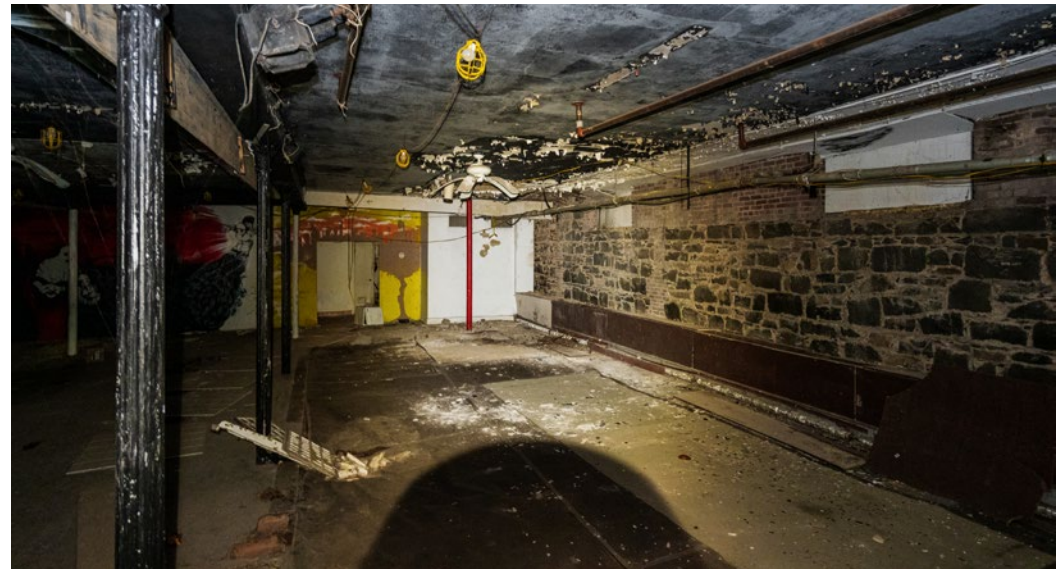


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## Transportation Map

40 Greene Avenue in Brooklyn offers excellent transportation access, with several subway lines nearby including the C and G trains at Clinton–Washington Avenues and the B, Q, and R lines within a short distance. The area also provides convenient access to multiple bus routes and major roads, making commuting throughout New York City easy and efficient.

### Transportation Score



100

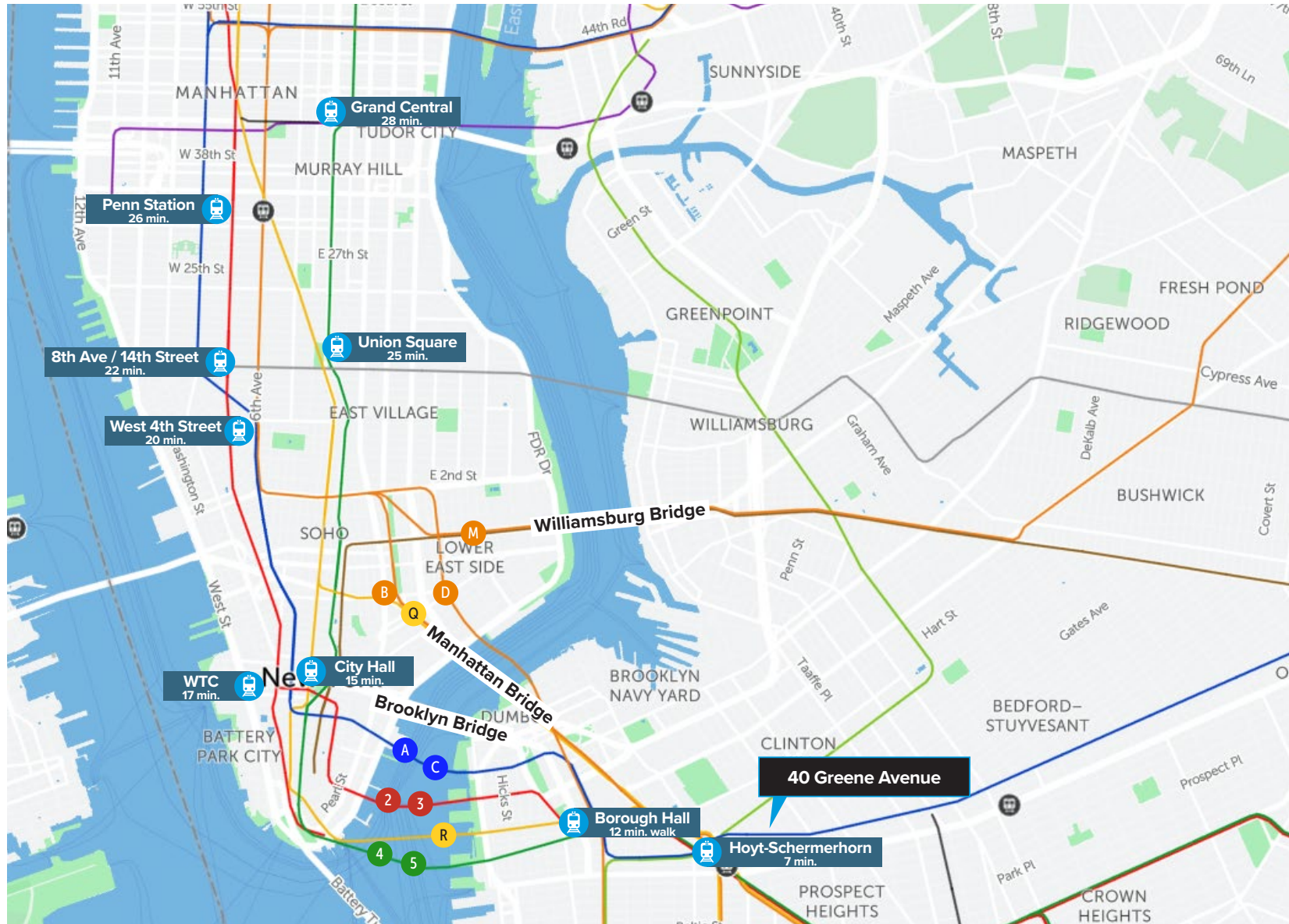
Public Transportation



96

Walker's Paradise

[Visit Walk Score Website](#) →





For More Information Contact Our Exclusive Sales Agents at **212.544.9500** | [arielpa.nyc](http://arielpa.nyc)

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[lrizzo@arielpa.com](mailto:lrizzo@arielpa.com)

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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. May 29, 2026 2:28 pm

