

FOR SALE

3033 Avenue V, Brooklyn, NY 11229

MIXED-USE DEVELOPMENT SITE | R7D/C2-4 ZONING | 111K BUILDABLE SF (MIH)

**PRELIMINARY PLANS FOR 109 APARTMENTS + GROUND LEVEL RETAIL | BLOCKFRONT EXPOSURE WITH COVERED-LAND INCOME
RECENTLY APPROVED REZONING**



**CUSHMAN &
WAKEFIELD**

LONG ISLAND & OUTER BOROUGH
INVESTMENT SALES



EXECUTIVE SUMMARY

ASKING PRICE: \$12,500,000

\$113 / Buildable SF

Cushman & Wakefield is pleased to exclusively present for sale, **3033 Avenue V, Brooklyn**. The subject asset is a prime Sheepshead Bay development opportunity comprising a full 200' x 100' blockfront parcel improved with a single-story retail strip. The site benefits from recently approved rezoning to R7D/C2-4 within an Mandatory Inclusionary Housing (MIH) area and features multi-street exposure with a combined ~400 linear feet of frontage.

Existing in-place retail provides covered-land cash flow offering investors and developers the ability to carry the site while preserving current income. Preliminary studies contemplate a mid-rise mixed-use program with residential over ground-floor retail and potential below-grade parking, aligning with neighborhood demand drivers along Nostrand Avenue, Avenue U, and Gerritsen Avenue.

INVESTMENT HIGHLIGHTS

- **Preliminary Redevelopment Plans** – Conceptual design for ±109 residential units with ground-floor retail.
- **R7D/C2-4 Development Scale**
Approved rezoning allowing ±111k buildable SF, ideal for mixed-use with residential above ground-floor retail.
- **Covered-Land Cash Flow**
Existing retail strip provides carry income with flexible termination rights during redevelopment planning.
- **Full Blockfront Exposure**
200' along Avenue V with ~400' combined frontage across three streets, enhancing visibility and future branding.



PROPERTY SNAPSHOT



ADDRESS:
3033 Avenue V,
Brooklyn, NY



BLOCK & LOT:
7367 & 36



SITE AREA:
±20,000 SF
(200' x 100')



**EXISTING
BUILDING SF:**
±12,500 SF



TOTAL UNITS:
12 retail units



RE TAXES (25/26):
\$138,189



TAX CLASS:
4

ZONING INFORMATION

Zoning: R7D, C2-4

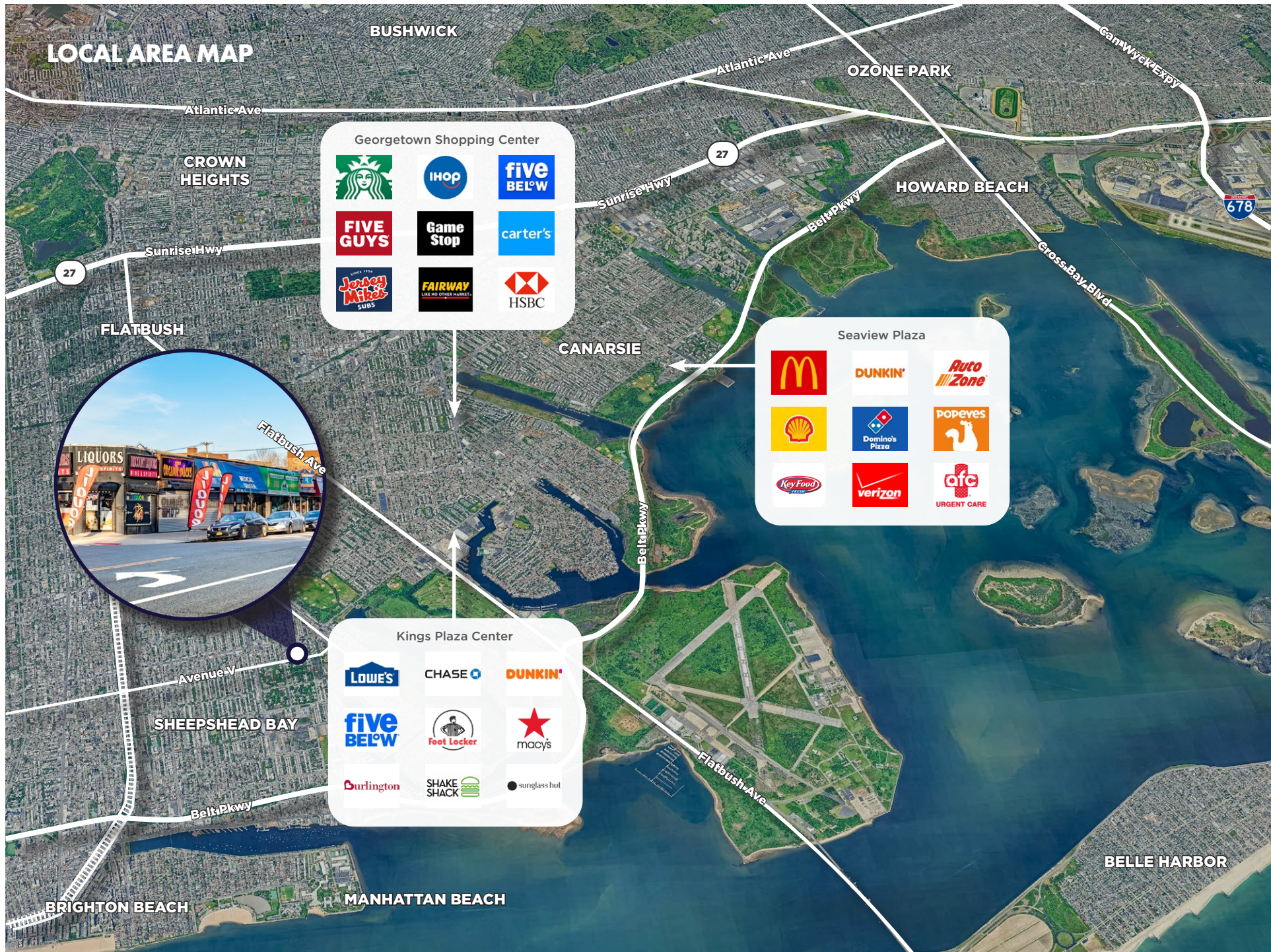
Commercial FAR: 0.69

Residential FAR: 4.85

Total FAR: 5.54

Total Buildable SF (As-of-Right): 110,800 SF (approx.)





LOCATION OVERVIEW

SHEEPSHEAD BAY, NY

Sheepshead Bay, a growing waterfront community in South Brooklyn, blends historic character with modern appeal. The neighborhood sits directly on Sheepshead Bay, a tidal inlet that connects to the Atlantic Ocean, and is well known for its boardwalk restaurants, marinas, and accessible boat slips. Originally a resort destination in the late 1800s, Sheepshead Bay has evolved into a dynamic residential market, increasingly popular with young professionals and families seeking waterfront living with convenient access to Manhattan Beach and South Brooklyn amenities. The area continues to attract investment due to its affordability relative to Manhattan, lifestyle appeal, and limited new development supply, supporting strong housing demand.

PUBLIC TRANSPORTATION

Transit / Subway	Drive Time
Avenue U (Q Line - MTA Subway) 	5 minutes
Neck Road (Q Line - MTA Subway) 	6 minutes
Commuter Rail	Drive Time
Flatbush Avenue Station (Far Rockaway Line)	10 minutes
Nostrand Avenue Station (Far Rockaway Line)	26 minutes
Airports	Drive Time
John F. Kennedy International	21 minutes
LaGuardia	31 minutes

BROOKLYN, NY

Brooklyn is New York City's most populous borough and one of the most dynamic real estate markets in the United States. With over 2.6 million residents, Brooklyn combines established residential neighborhoods, thriving commercial corridors, and expanding waterfront communities. The borough has transitioned from its industrial roots into a hub for residential, retail, and mixed-use development, while maintaining diverse cultural and economic drivers.



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For more information, please contact:

NYC INVESTMENT SALES

Jonathan Squires

Managing Director

+1 212 660 7775

jonathan.squires@cushwake.com

Dylan Walsh

Executive Director

+1 718 207 6517

dylan.walsh@cushwake.com

Dimitri Venekas

Director

+1 212 709 0778

dimitri.venekas@cushwake.com

Austin Weiner

Senior Associate

+1 516 417 1345

austin.weiner@cushwake.com

FINANCING

Brian Anderson

Executive Managing Director

+1 732 616 0908

brian.anderson@cushwake.com

LONG ISLAND INVESTMENT SALES

Daniel Abbondandolo

Executive Director

+1 631 425 1232

dan.abb@cushwake.com

Joegy Raju

Director

+1 631 425 1216

joegy.raju@cushwake.com

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