

702 *44th Street* *Brooklyn, NY, 11220*

52,000 SF Residential Redevelopment Opportunity | **FOR SALE**

Ariela
GREA Partner



702 44th Street, Brooklyn, NY, 11220

52,000 SF Residential Redevelopment Opportunity | **FOR SALE**



- 6-story, 52,000 SF residential redevelopment opportunity on the southeast corner of 7th Avenue and 44th Street
- Vacant since a 2019 fire, the structure was formerly made up of 54 residential units totaling 46,997 net SF and had condo sellouts north of \$900/SF
- Developers have the opportunity to redevelop the 52,000 existing SF, or build a ground up 54,992 SF rental building with the UAP bonus
- In the heart of Sunset Park, directly across from the park and across the street from P.S. 169. One block from the prime retail corridor on 8th Avenue
- The 36th Street N/R train station & the 9th Ave D train station are both 0.5 miles away and provide access to Manhattan in under 30 minutes



Exclusively Represented By
212.544.9500 | arielpa.nyc

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

Shimon Shkury x11
sshkury@arielpa.com

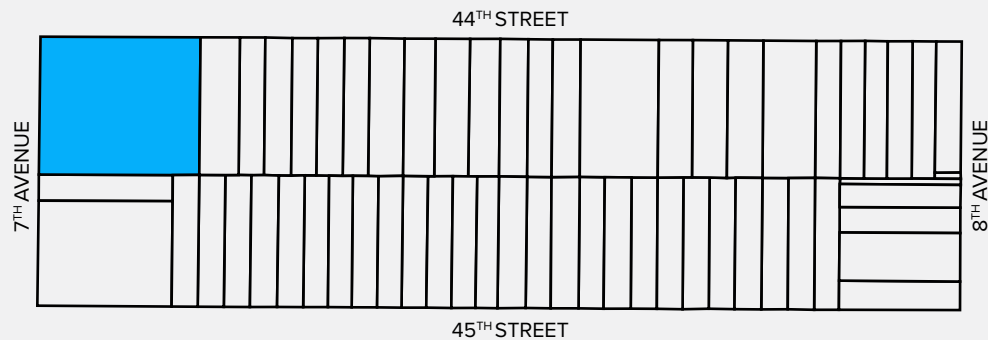
For Financing
Information:

Nicholas Campoli x416
ncampoli@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. August 24, 2026 5:56 pm

702 44th Street, Brooklyn, NY, 11220

52,000 SF Residential Redevelopment Opportunity | **FOR SALE**



Property Information

Block / Lot	741 / 7501
Lot Dimensions	120' x 100.17'
Lot Sq. Ft.	12,020
Building Dimensions	120' x 80'
Stories	6
Total Units	54
Building Sq. Ft.	52,000

Split Zoning

Zoning	R7A / R6B	R7A	R6B
Lot Sq. Ft.	12,020	10,017	2,003
FAR (Standard)	-	4.00	2.00
Buildable Sq. Ft. (Standard)	44,074	40,068	4,006
FAR (UAP)	-	5.01	2.40
Buildable Sq. Ft. (UAP)	54,992	50,185	4,807
Tax Class	2		
Assessment (25/26)	\$861,000		
Real Estate Taxes (25/26)	\$101,454		

*All square footage/buildable area calculations are approximate

Asking Price: \$11,000,000

INVESTOR CA

Exclusively Represented By
212.544.9500 | arielpa.nyc

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

Shimon Shkury x11
sshkury@arielpa.com

For Financing
Information:

Nicholas Campoli x416
ncampoli@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. August 24, 2026 5:56 pm

702 44th Street, Brooklyn, NY, 11220

52,000 SF Residential Redevelopment Opportunity | **FOR SALE**



702 44th Street offers excellent transportation access, with nearby subway service at 45 St and multiple bus routes, making travel throughout Brooklyn and Manhattan convenient. The location also provides quick access to major roads such as the Brooklyn-Queens Expressway.

Transportation Score



92

Public Transportation



88

Walker's Paradise

Visit Walk Score Website →



Exclusively Represented By
212.544.9500 | arielpa.nyc

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

Shimon Shkury x11
sshkury@arielpa.com

For Financing
Information:

Nicholas Campoli x416
ncampoli@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. August 24, 2026 5:56 pm



Exclusively Represented By
212.544.9500 | arielpa.nyc

Stephen Vorvolakos x25
svorvolakos@arielpa.com

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

Shimon Shkury x11
sshkury@arielpa.com

**For Financing
Information:**

Matthew Dzbaneck x48
mdzbaneck@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. August 24, 2026 5:56 pm