

513 Hancock Street

Bedford - Stuyvesant

**A rare development opportunity in historic Bed-stuy
to expand an existing garage into
a dream carriage house with PARKING.**



Existing garage



Artist Rendering

Executive Summary

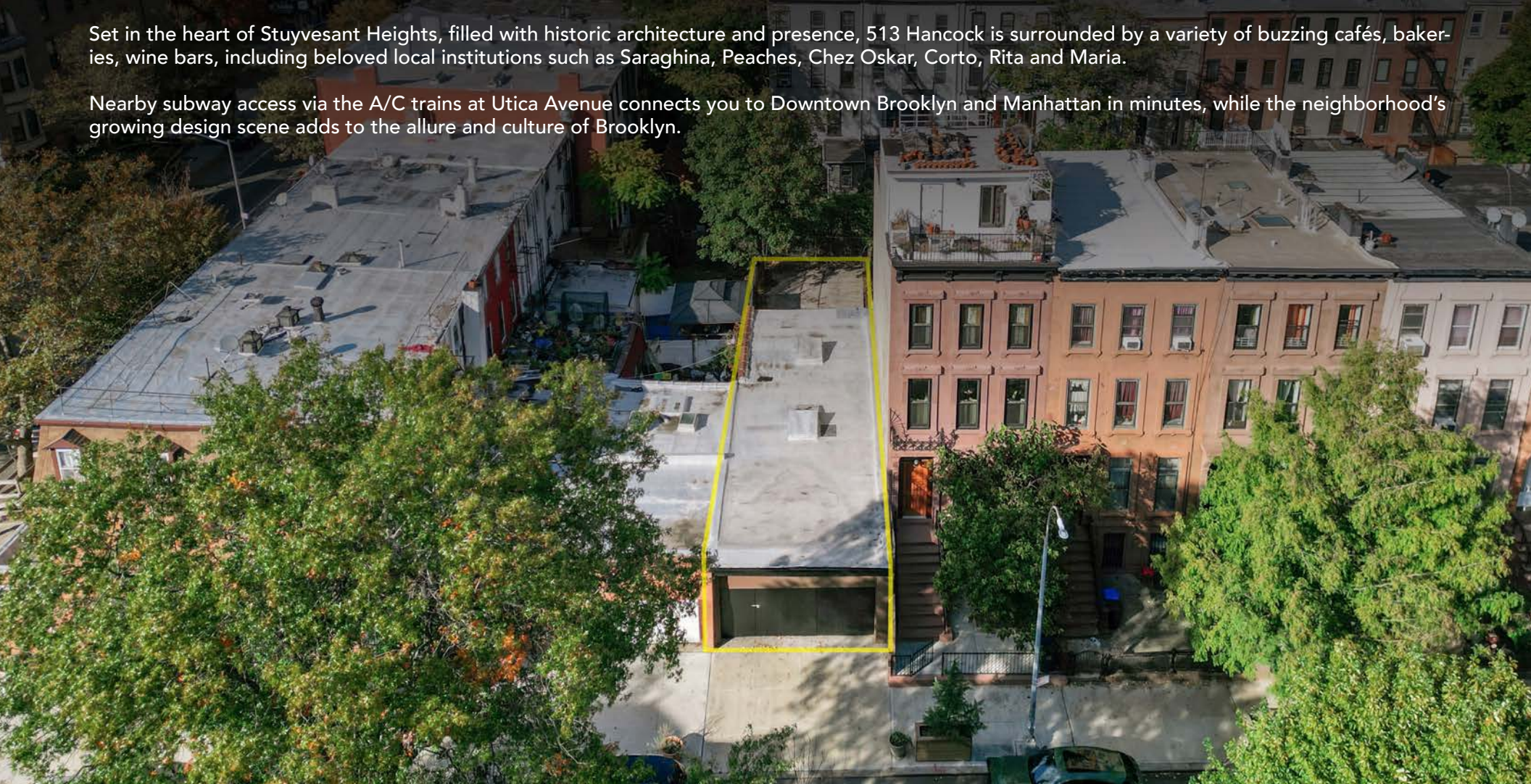
Located one of Bed-Stuy's most picturesque brownstone blocks, 513 Hancock Street presents a truly rare opportunity — a 20 × 100 ft lot with an existing one-story garage structure and potentially 4,000 SF of total buildable R6B, C2-4 zoning.

Whether envisioned as a bespoke single-family townhouse, a modern carriage, or a mixed-use project, this property offers a blank canvas for inspired design in a vibrant and desirable neighborhood. Located on a historically significant Brownstone block, the property is NOT landmarked, so no LPC approval is required for your vision.

The current property includes a 20 × 60 ft garage totaling approximately 1,200 SF with an existing curb cut located on a quiet, tree-lined stretch of Hancock between Marcus Garvey Boulevard and Lewis Avenue. With a Residential FAR of 2.0 and Community Facility FAR of 2.0, the remaining buildable area provides exceptional flexibility for new construction or conversion.

Set in the heart of Stuyvesant Heights, filled with historic architecture and presence, 513 Hancock is surrounded by a variety of buzzing cafés, bakeries, wine bars, including beloved local institutions such as Saraghina, Peaches, Chez Oskar, Corto, Rita and Maria.

Nearby subway access via the A/C trains at Utica Avenue connects you to Downtown Brooklyn and Manhattan in minutes, while the neighborhood's growing design scene adds to the allure and culture of Brooklyn.



513 Hancock Street

Building Information

BLOCK & LOT:	01655-0084
NEIGHBORHOOD:	Bedford-Stuyvesant
CROSS STREETS:	Lewis Ave
BUILDING DIMENSIONS:	20 ft x 60 ft
LOT DIMENSIONS:	20 ft x 100 ft
EXISTING STRUCTURE	1 Story Garage
APPROX. TOTAL SF:	1,200
ZONING:	R6B, C2-4
RESIDENTIAL FAR:	2
FACILITY FAR	2
TAX CLASS / ANNUAL TAXES:	4 / \$4,718

Building Tax Map





LEWIS AVE.

20' x 60' existing garage
on
20' x 100' lot

HANCOCK ST.



Historic Bed-stuy

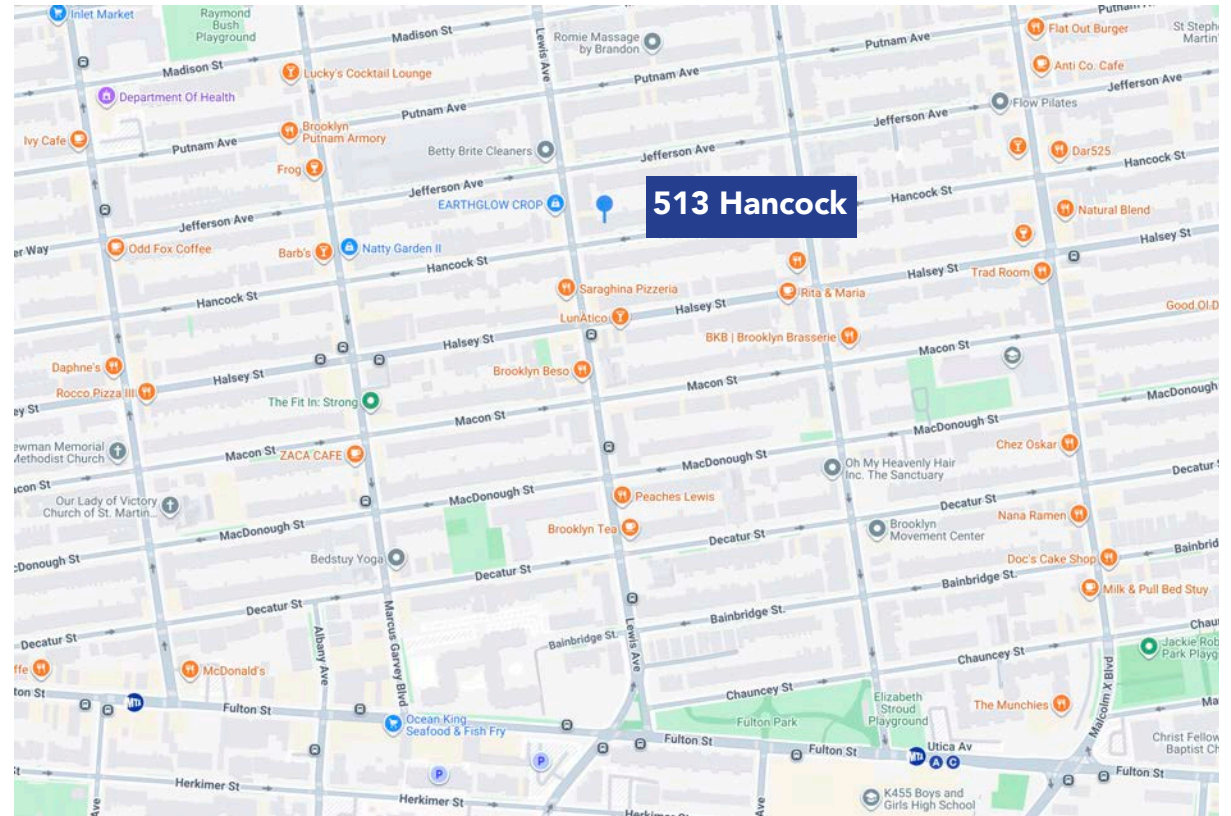
Bergeoning Brooklyn neighborhood

Bed-Stuy, is one of Brooklyn's most storied and architecturally rich neighborhoods—renowned for its grand brownstones, leafy streets, and deep sense of community. A blend of historic charm and creative energy, the area is home to an ever-growing collection of cafes, boutique shops, and local restaurants, all set against a backdrop of beautifully preserved architecture. With its vibrant culture and strong neighborhood pride, Bed-Stuy offers the perfect balance of Brooklyn authenticity and modern living for homeowners seeking both character and community.



513 Hancock Street

Neighborhood destinations



*Your
Dream
Home
Awaits...*

Contact:

Dan Chen

Licensed as Dayin Chen

617 216-5325

dan.chen@corcoran.com

corcoran

