



FOR SALE

**724-728 Hinsdale Street
Brooklyn, NY 11207**



**18,915 BSF Development
Opportunity in East New York**

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DEVELOPMENT OPPORTUNITY:

18,915 BSF mixed-use development opportunity in East New York

SITE DESCRIPTION:

Two contiguous lots with a 4,850 SF footprint on the west side of Hinsdale Street between Linden Boulevard and Dewitt Avenue.

ZONING OVERVIEW: R6 zoning

EFFICIENCY FACTOR:

48.5' of frontage on Hinsdale Street allowing for highly functional building design

INVESTMENT ADVANTAGE:

Opportunity to seize a strategic foothold in a high-demand, low-inventory market perfectly primed for growth

CONNECTIVITY:

Steps away from the New Lots Avenue L train station and the B15 bus. Easy access to the Belt Parkway by car

NEARBY ATTRACTIONS:

The Gateway Center, Shirley Chisholm Park and the Brownsville Recreation Center



Asking Price: \$1,555,555 | \$146 / BSF (Standard) | \$82 / BSF (UAP)

Exclusively Represented By
212.544.9500 | arielpa.nyc

Nicole Daniggelis x58
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Sean R. Kelly, Esq. x59
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For Financing
Information: **Matthew Dzbanek x48**
mdzbanek@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. July 7, 2026 6:30 pm

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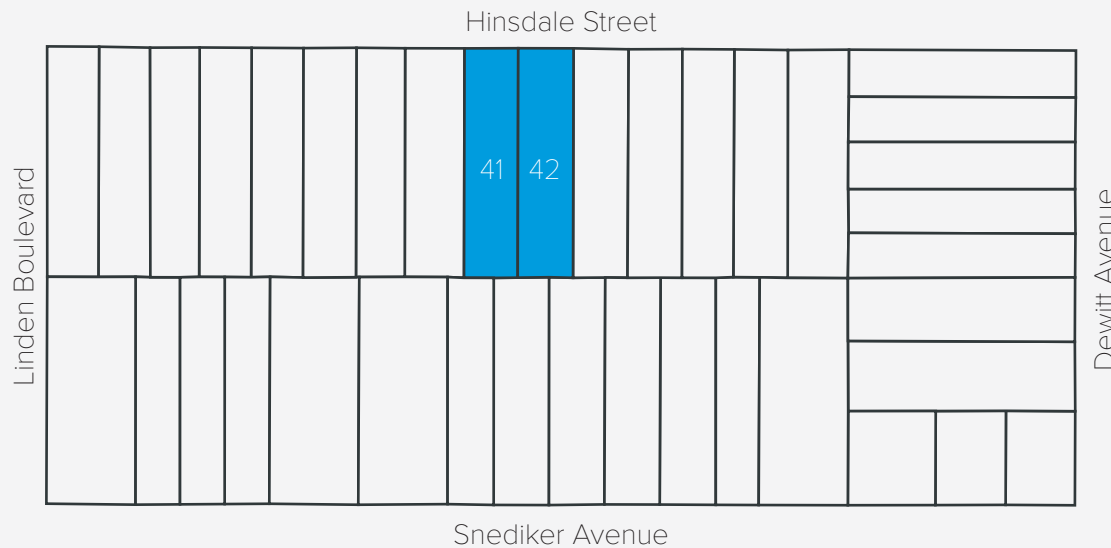


3874
Block

41, 42
Lot

4,850
Lot Sq. Ft.

R6
Zoning



Property Information	Total
Block / Lot	3874 / 41, 42
Cobined Lot Dimensions	48.50' x 100'
Combined Lot Sq. Ft.	4,850
Building Sq. Ft.	1,952
Zoning	R6
FAR (Standard)	2.20
Buildable Sq. Ft. (Standard)	10,670
FAR (UAP)	3.90
Buildable Sq. Ft. (UAP)	18,915
Tax Class	-
Assessment (26/27)	\$18,790
Real Estate Taxes (26/27)	\$3,729

*All square footage/buildable area calculations are approximate and should be verified with an architect

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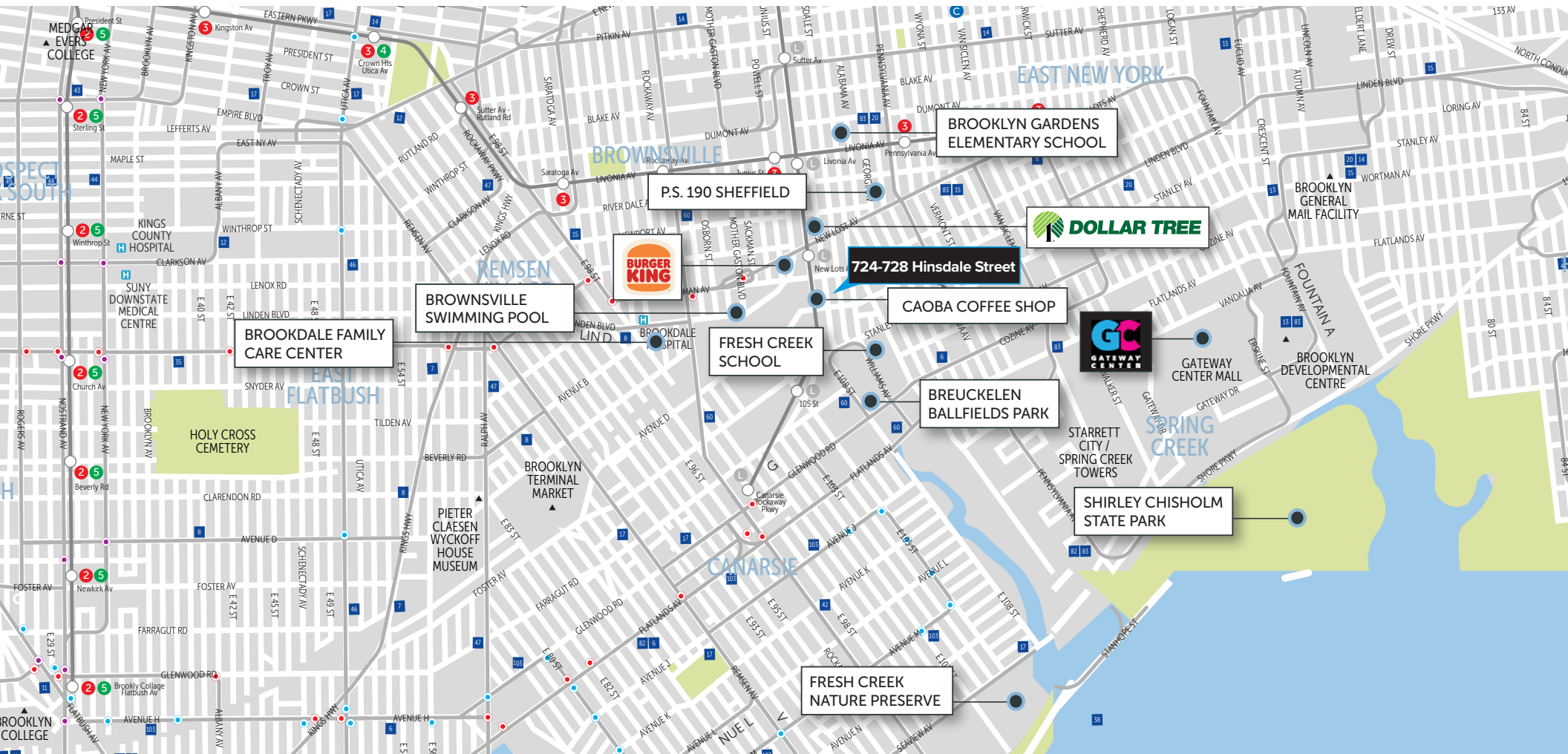
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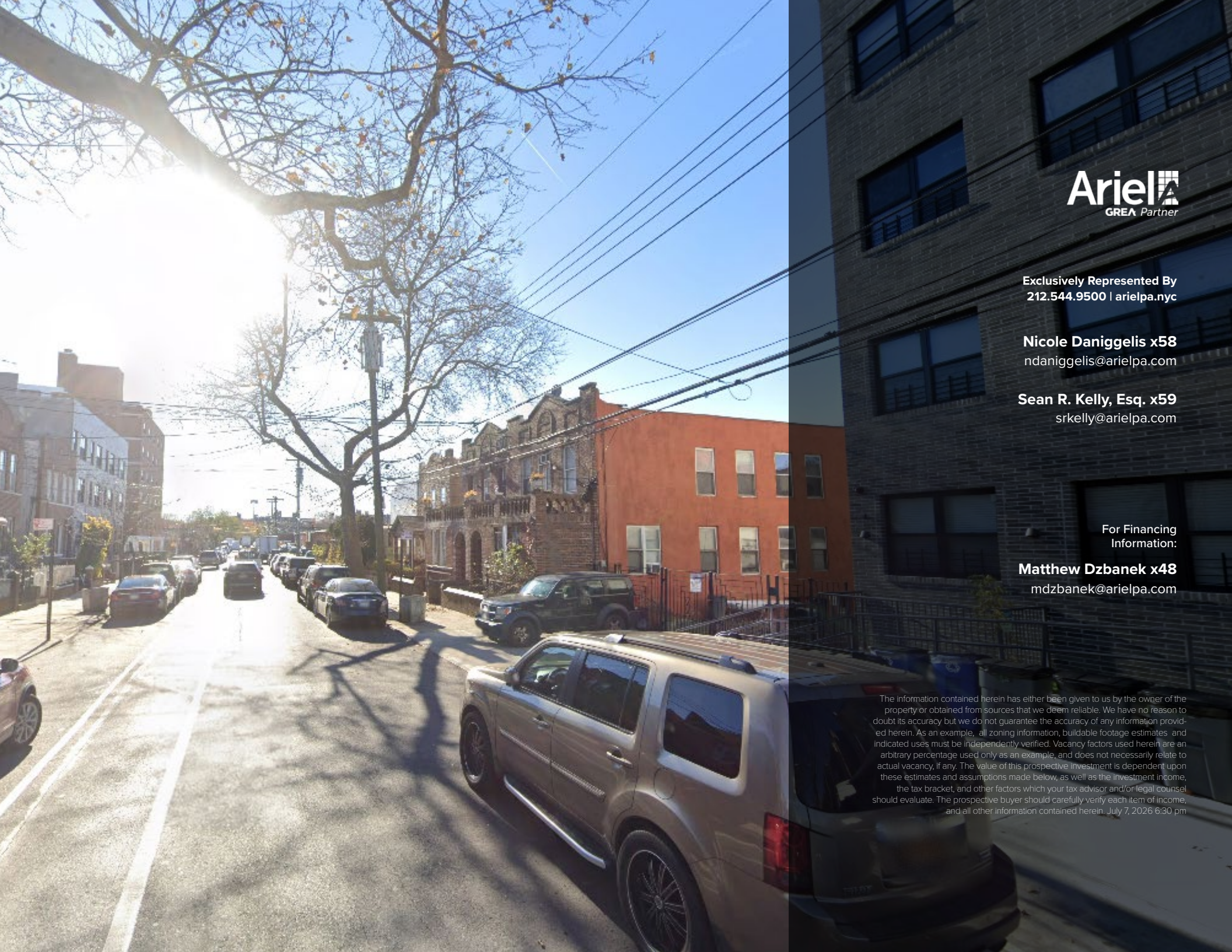
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GREA Partner

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