

817 Avenue H

817 Avenue H, Brooklyn, NY 11230



Development
Opportunity in
Midwood, Brooklyn



Price per ZFA:

\$140 / ZFA



BK REA



Asking Price: **\$8,400,000**



Table of Contents

- 3** Property Description
- 5** Highlights & Tax Map
- 6** Neighborhood Overview
- 8** Transit Overview
- 9** Meet the Team

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Property Description

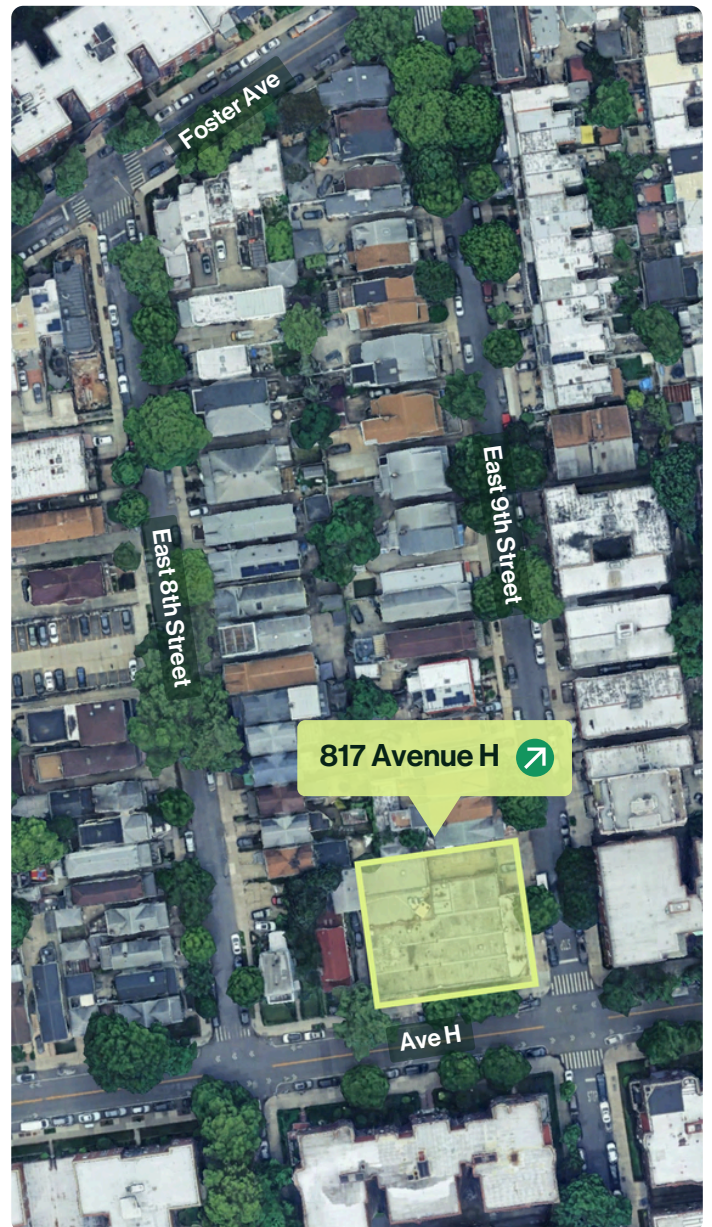
➤ 817 Avenue H

BKREA has been exclusively retained to arrange the sale of 817 Avenue H (the "Site"), a prime residential development opportunity located in the heart of Brooklyn's Midwood neighborhood. Positioned on the southeast corner of Avenue H and East 9th Street, the Site benefits from prominent corner frontage at the intersection of Midwood and Flatbush; two of Brooklyn's most established and demand-driven residential communities. The Property is currently improved with an approximately 9,762 square foot building occupied by the Agudist Council of Greater New York. The Site presents investors and developers with a compelling opportunity to capitalize on the strong fundamentals of the surrounding area and unlock its full development potential.

The 12,000 square foot lot was recently rezoned to R7A/C2-4, permitting a residential Floor Area Ratio (FAR) of 5.01 and a commercial FAR of 2.0. This allows for a maximum as-of-right residential zoning floor area (ZFA) of approximately 60,120 square feet.

As a result of the recent rezoning, the Property is now subject to Mandatory Inclusionary Housing (MIH) requirements, requiring a designated percentage of the residential floor area to be set aside as permanently affordable housing in accordance with the applicable MIH option.

The Seller will only consider offers contingent upon the purchasing developer's agreement to deliver 5,500 square feet of community facility space on the ground floor of the completed development, to be operated by the Seller's nonprofit organization. The specific terms governing the delivery shall be negotiated and memorialized within the purchase and sale agreement. Prospective purchasers are encouraged to account for this condition in their underwriting and to address their proposed approach to delivering this space within their letter of intent.



Property Information

Address:	817 Avenue H
Location:	Ocean Parkway, Brooklyn
Neighborhood:	Midwood
Development Block / Lot:	6496 / 39

Dimensions:	120' x 100'
Square Footage:	12,000
Zoning:	R7A (C2-4)
Existing Building:	9,762

As of Right

	Residential	Residential (UAP)	Commercial	Community Facility	Max
FAR:	4.00	5.01	2.00	4.00	5.01
ZFA:	48,000	60,120	24,000	48,000	60,120

	Total
Assessment (25/26):	\$353,250
Real Estate Taxes (25/26):	\$33,162
Tax Class:	4

**All square footages are approximate, based on public records and client materials.*

Highlights & Tax Map



Flexible Zoning Opportunity

The R7A/C2-4 zoning allows for multiple development strategies, including residential rental, condominium, or mixed-use with ground-floor retail. With 5.01 residential FAR and 2.0 commercial FAR, the Site offers flexibility to tailor the project to market demand while leveraging MIH and available tax incentive programs.



Established Residential Neighborhood

Located at the crossroads of Midwood and Flatbush, the Property sits within a well-established, predominantly residential neighborhood known for strong housing demand, community institutions, and convenient access to transit and local retail corridors.



Transit-Accessible Location

The Property is conveniently located near the F, Q, and B subway lines, providing direct access to Downtown Brooklyn and Manhattan and enhancing its appeal to both renters and end-users seeking strong transit connectivity.



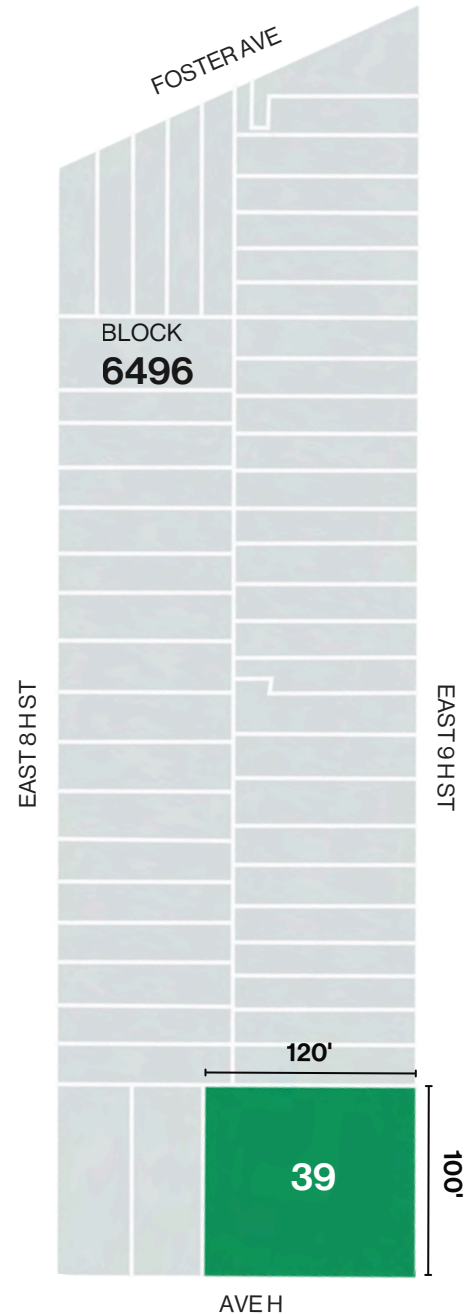
Prominent Corner Location

Positioned on the southeast corner of Avenue H and East 9th Street, the Property offers valuable corner frontage, enhanced visibility, and superior light and air; providing design flexibility and strong retail exposure potential.



Key Sale Condition

Developer must deliver 5,500 SF of ground floor community facility space to the Seller's nonprofit organization upon project completion. Prospective purchasers should outline their proposed structure for delivering this space within their letter of intent.



Neighborhood Overview

Midwood Overview

Midwood, located in central Brooklyn between Flatbush and Borough Park, is a well-established residential neighborhood known for its tree-lined streets, strong community presence, and mix of suburban calm with urban convenience. Characterized by detached and semi-detached homes, brick apartment buildings, and prewar co-ops, Midwood offers a quieter alternative to Brooklyn's trend-driven neighborhoods while maintaining easy access to Manhattan.

Ocean Parkway, one of Brooklyn's most historic and scenic boulevards, runs along the neighborhood's western edge, providing landscaped pedestrian and bike paths that enhance Midwood's residential appeal. The area's architectural diversity and wide streets give it a spacious feel that distinguishes it from denser parts of the borough.



Community & Lifestyle

Midwood is known for its strong neighborhood identity and multigenerational roots. The community is culturally diverse, with significant Jewish, Russian, Middle Eastern, and South Asian populations contributing to the area's vibrant character. Local institutions, schools, and houses of worship play an important role in neighborhood life, reinforcing Midwood's reputation as a stable and family-oriented environment.

Commercial corridors such as Kings Highway, Avenue J, and Coney Island Avenue provide everyday conveniences, including grocery stores, specialty markets, bakeries, and local retailers. Transit access is reliable, with the Q train along Ocean Parkway and the B train providing direct service to Manhattan, allowing residents to balance a quieter residential setting with city connectivity.



Cultural Character

Midwood's cultural identity is deeply rooted in its community traditions and neighborhood institutions. The area has long been associated with Brooklyn College, located just to the south, which adds an academic presence and contributes to local activity. Historic theaters and long-standing businesses reflect the neighborhood's enduring character, while community events and seasonal celebrations foster a strong sense of belonging.

Unlike more commercialized areas of Brooklyn, Midwood maintains a distinctly residential rhythm, where daily life centers around schools, local markets, and neighborhood parks rather than nightlife or tourism. This steady, community-driven atmosphere is one of its defining strengths.



Dining and Entertainment

Midwood's dining scene reflects its diverse population, offering a wide range of international cuisines and neighborhood staples. From kosher bakeries and Middle Eastern restaurants to classic New York delis and casual cafés, the area provides authentic, locally rooted options that cater to residents year-round.

Entertainment is more understated and community-oriented, with proximity to Brooklyn College performances, local theaters, and nearby Prospect Park and Coney Island for broader recreation. Midwood's appeal lies less in trend-driven nightlife and more in its consistent, livable environment—making it an attractive option for those seeking space, stability, and neighborhood continuity within Brooklyn.

Transit Overview

817 Avenue H is situated in the heart of Midwood, Brooklyn, offering convenient access to reliable subway and bus service. The Avenue H station (Q train) is just a short walk away, providing a direct connection to Downtown Brooklyn and Manhattan, including stops along Broadway and the Upper East Side. The nearby Avenue J station (Q train) offers additional access within the neighborhood.

For expanded transit options, the Newkirk Plaza station (B and Q trains) is also within reach, offering express service during peak hours for faster commutes to Manhattan. Several MTA bus routes, including lines running along Ocean Avenue and Coney Island Avenue, provide east–west connectivity across Brooklyn. With strong subway access and neighborhood bus service, 817 Avenue H offers convenient connections to Manhattan and throughout Brooklyn.



Meet the Team



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