

FOR SALE

6102 4th Avenue Brooklyn, NY 11220

41,042 BSF Corner
Development Site in Sunset Park



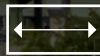
AI Generated Rendering

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41,042 BSF mixed-use development site in the heart of Sunset Park.



182' of wraparound frontage on 4th Avenue & 61st Street allowing for highly efficient building design.



Prime transportation connectivity, just one block from the 59th Street D, N, R, and W subway lines, complemented by nearby B9 bus service and Citi Bike stations for seamless access throughout the five boroughs.



Rental market with recent neighborhood developments commanding premium rents, exceeding \$70/SF



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

Exclusively Represented By
212.544.9500 | arielpa.nyc

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For Financing
Information:

Nicholas Campoli x416
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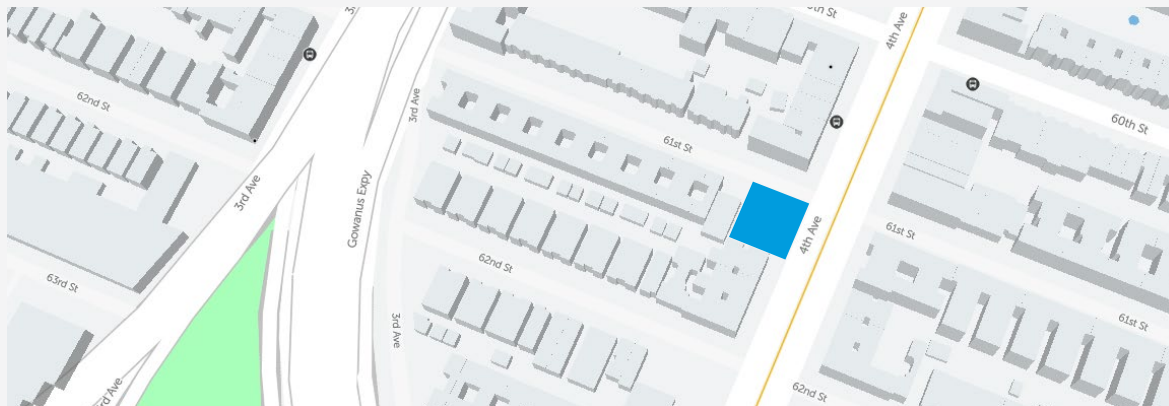
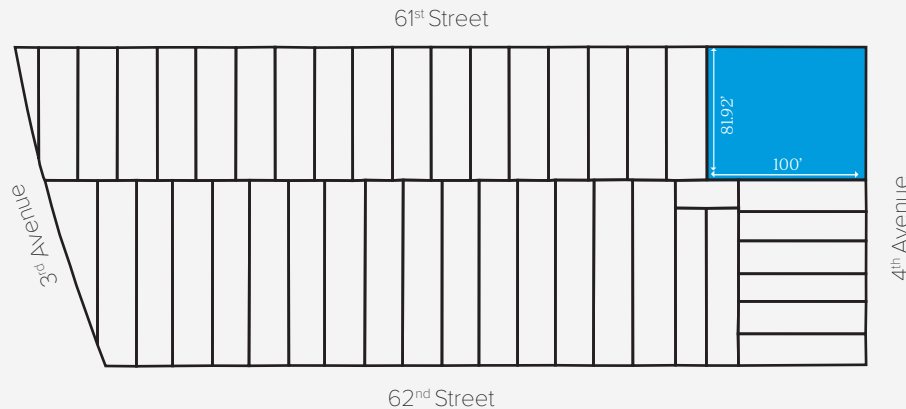
The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage 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. September 23, 2026 6:29 pm

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5790 Block 35 Lot 81.92' x 100' Lot Dimensions 8,192 Lot Sq. Ft. R7A / C2-4 Zoning



Property Information

Block / Lot	5790 / 35
Lot Dimensions	81.92' x 100'
Lot Sq. Ft.	8,192
Zoning	R7A / C2-4
FAR (Standard)	4.00
Buildable Sq. Ft. (Standard)	32,768
FAR (UAP)	5.01
Buildable Sq. Ft. (UAP)	41,042
Tax Class	4
Assessment (26/27)	\$397,170
Real Estate Taxes (26/27)	\$43,085

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

[CA LINK](#)

Asking Price: **\$7,000,000** **\$214 / BSF (Standard)** **\$171 / BSF (UAP)**

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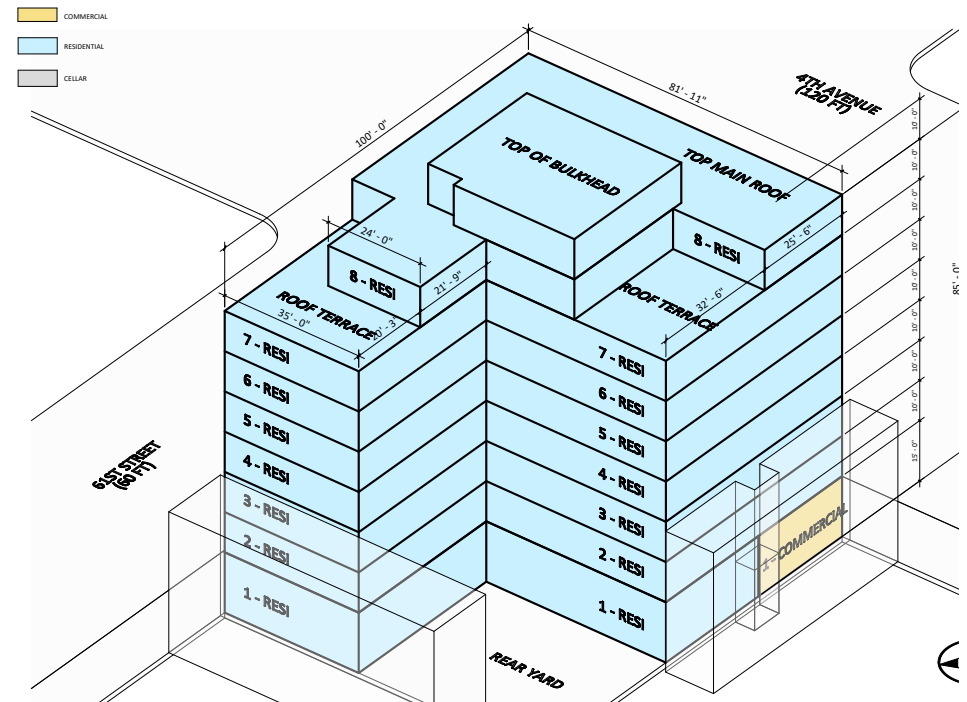
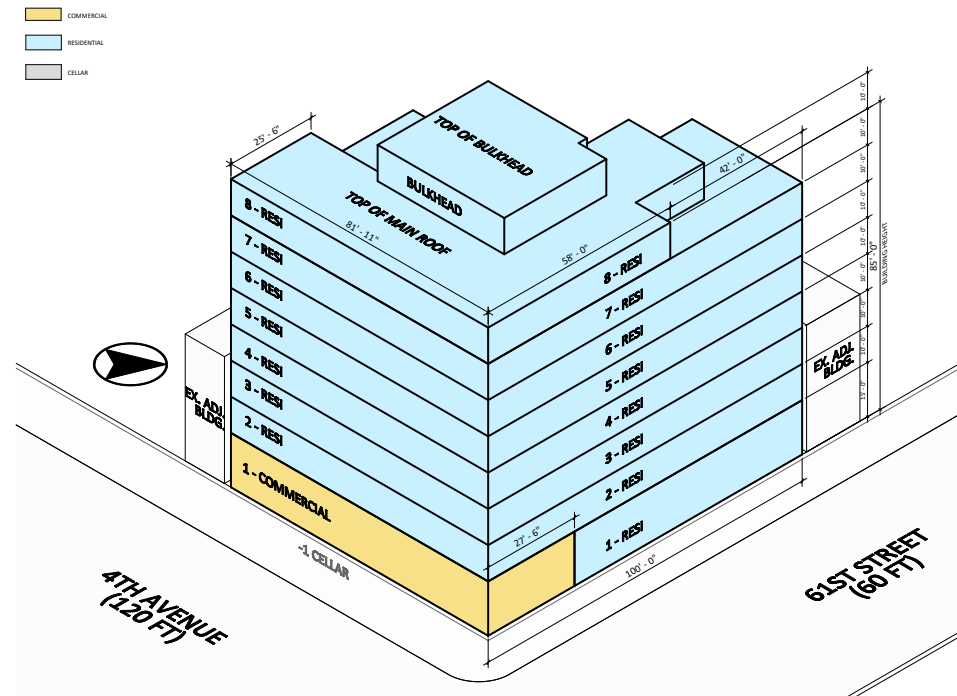
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ZONING STUDY



Asking Price: \$7,000,000

\$214 / BSF (Standard)

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Transportation Score

Visit Walk Score Website →

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For More Information Contact Our Exclusive
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