



EXCLUSIVE LISTING





**PINNACLE REALTY**  
OF NEW YORK, LLC

740 Dekalb Avenue  
Brooklyn, NY 11216

For Sale

**Prime Residential Development Site For Sale**  
**77,412 Buildable SF. Including Existing Buildings Of 59,830 SF**  
**Located In Bedford Stuyvesant**

| Sq. Ft.   | Types  | Zoning  | Block   | Lot   |
|---|--|---|---|---|
| <br>77,412 | <br>Development | <br>R6A, R6B | <br>1780 | <br>33 |



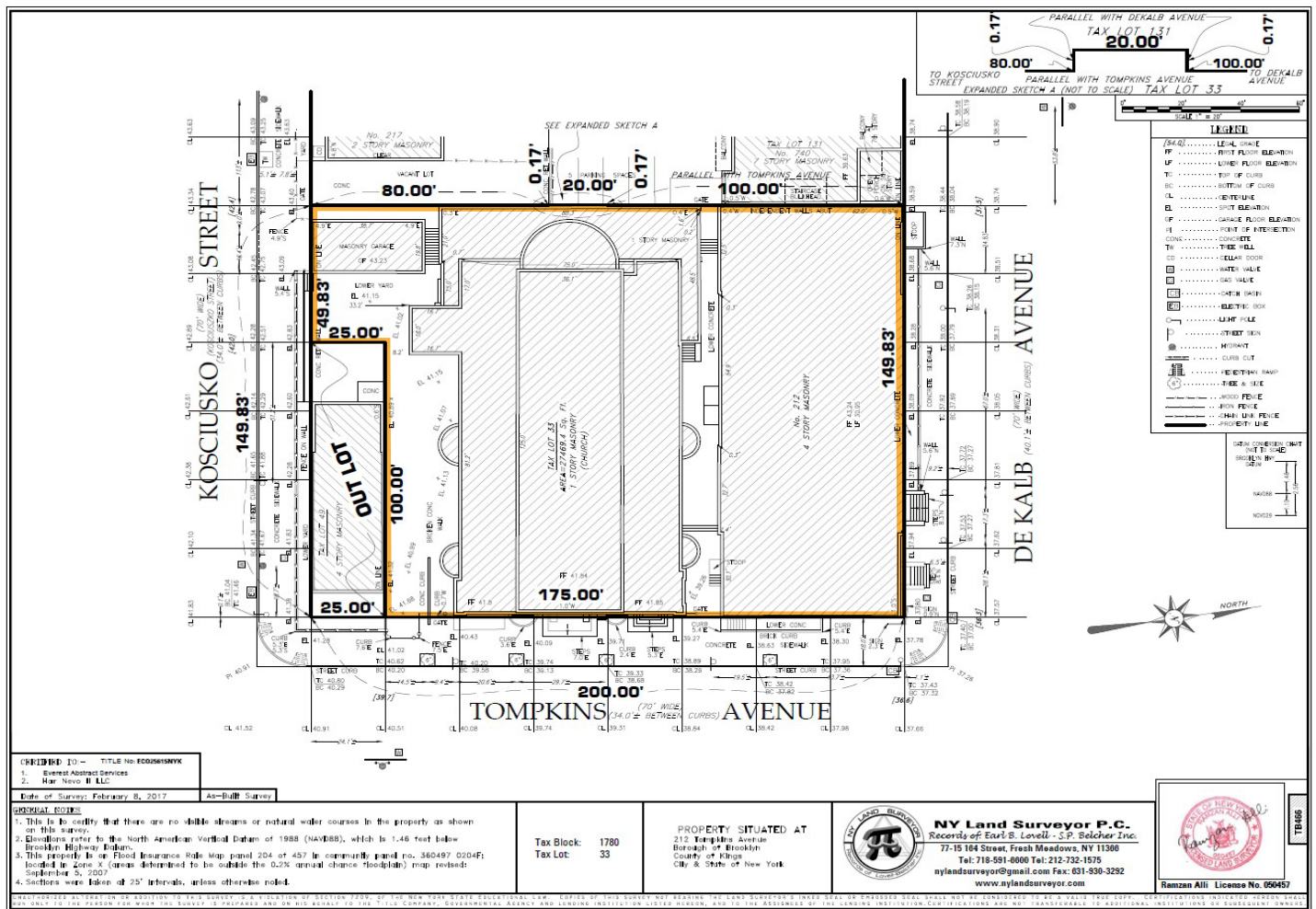
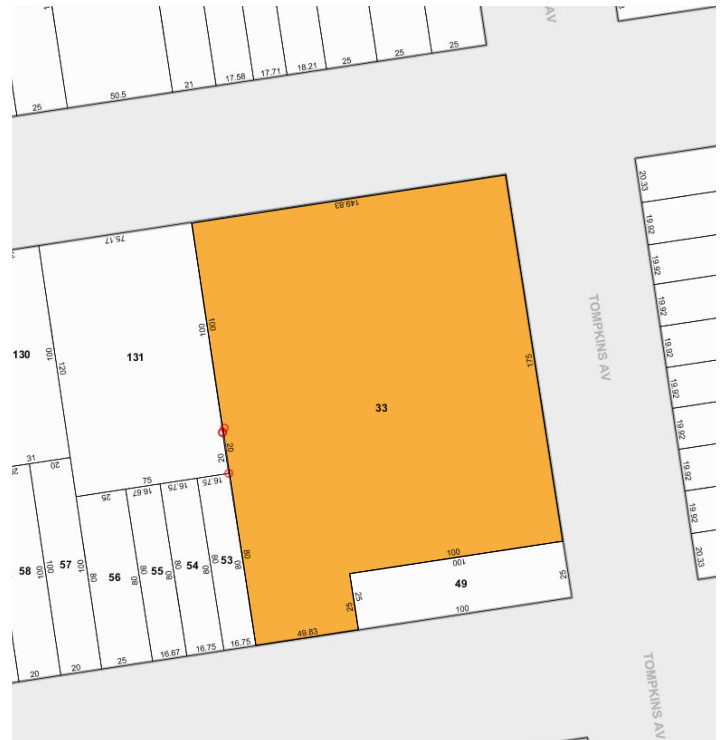
34-07 Steinway Street, Suite 202 | Long Island City, NY 11101

718-784-8282

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## Features

- ✓ Two Existing Buildings:
  - School: 42,830 Sq. Ft.
  - Church: 16,914 Sq. Ft.
  - Total Buildable: 77,412 Sq. Ft.
- ✓ Total Lot Size: 27,500 Sq. Ft.
- ✓ Lot Dimensions: 149.83' x 200' Irr.
- ✓ Corner Lot
- ✓ School District: 13
- ✓ Community District: 3
- ✓ Residential FAR: 3





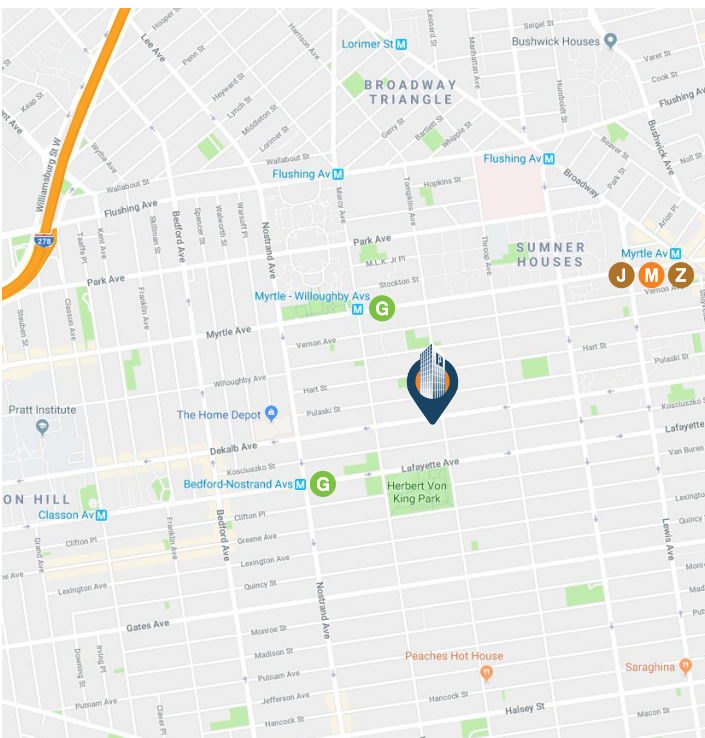


## Features of 760 Dekalb Avenue - 42,830 Sq. Ft.

| School Amenities              | Ground Floor              | 2nd Floor  |
|-------------------------------|---------------------------|--|
| 16 Classrooms                 | 9,195 Sq. Ft.             | 9,240 Sq. Ft.  |
| Auditorium                    | Auditorium: 7,739 Sq. Ft. | 8 Classrooms   |
| Offices                       | 22' Ceiling Height        | Classroom Size: 29.5' x 25.5'                        |
| Rooftop Playground            | Kitchen                   | 14' Ceiling Height                                   |
| District 13                   | Bathrooms                 | Closet Space   |
| 3rd Floor                     | Mezzanine                 | Basement   |
| 9,240 Sq. Ft.                 | 5,400 Sq. Ft.             | 9,755 Sq. Ft.  |
| 8 Classrooms                  | 4 Offices                 | 11' Ceiling Height                                   |
| Classroom Size: 29.5' x 25.5' | Bathrooms                 | 5 Rooms  |
| 14' Ceiling Height            |                           | Boys' & Girls' Bathrooms                             |
| Closet Space                  |                           | Windows on Both Sides                                |
|                               |                           | Open Area - Ideal for Workshops, Library, Labs, etc. |



**Existing Building 212 Tompkins Ave - 16,914 Sq. Ft.**



Bedford-Nostrand Aves  
Myrtle-Willoughby Aves



Myrtle Ave



B38, B43:  
Dekalb Ave / Tompkins Ave



Brooklyn-Queens Expressway  
Atlantic Avenue  
Williamsburg Bridge  
Manhattan Bridge





**Bedford–Stuyvesant**, colloquially known as Bed–Stuy and occasionally Stuyford, is a neighborhood of 153,000 inhabitants in the north central portion of the New York City borough of Brooklyn. The neighborhood is bordered by Flushing Avenue to the north (bordering Williamsburg), Classon Avenue to the west (bordering Clinton Hill), Broadway to the east (bordering Bushwick), and Atlantic Avenue to the south (bordering Crown Heights and Brownsville). The main north–south thoroughfare is Nostrand Avenue, but the main shopping street is Fulton Street; the latter lies above the main subway line for the area, on the A C trains.

Gentrification continues steadily throughout the neighborhood, accelerated by the relatively affordable prices of living in Bedford–Stuyvesant. The strong community and abundance of historic brownstone townhouses in the neighborhood contribute to its growth. Since 2008 a score of new cafes, restaurants, bakeries, boutiques, galleries, and wine bars have sprung up in the area, with concentrated growth along the western and southern parts of the neighborhood.

A diverse mix of students, hipsters, artists, creative professionals, architects, and attorneys of all races continue to move to the neighborhood. A business improvement district has been launched along the Fulton and Nostrand Corridor with a redesigned streetscape to include new street trees, street furniture, pavers, and signage and improved cleanliness in an effort to attract more business investment. Improved natural and organic produce continue to become available at local delis and grocers, the farmer’s market on Malcolm X Boulevard, and through the Bed–Stuy Farm Share.

### For More Information About This Property Contact Exclusive Agents:

See More  
Online

**David Junik**  
**Partner**

[djunik@pinnacleereny.com](mailto:djunik@pinnacleereny.com)

718-371-6406

**Decio Baio**  
**Partner**

[dbaio@pinnacleereny.com](mailto:dbaio@pinnacleereny.com)

718-784-8436

**Nechama Liberow**  
**Associate Broker**

[nliberow@pinnacleereny.com](mailto:nliberow@pinnacleereny.com)

718-371-6420



34-07 Steinway Street, Suite 202 | Long Island City, NY 11101

718-784-8282

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