

TRI STATE COMMERCIAL®

2,716 SF OWNER-USER
VALUE-ADD / DEVELOPMENT
OPPORTUNITY

FOR SALE

350 77th Street

Brooklyn, NY 11209 - Bay Ridge

Between Third Avenue & Fourth Avenue

\$2,200,000

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TSC.

PROPERTY SUMMARY

EXECUTIVE SUMMARY

350 77th Street offers a small-scale commercial investment and development opportunity in Bay Ridge, Brooklyn. The property is a three-family, frame, walk-up building on a 3,827 SF lot with a detached garage and driveway, between Third and Fourth Avenues and close to the R train at 77th Street. Ownership intends to deliver the building vacant at closing, giving an investor or owner-user a clean slate rather than a portfolio of legacy leases.

The existing building totals approximately 2,716–2,717 SF against a theoretical maximum residential FAR of 1.0, or roughly 3,827 SF of as-of-right floor area under R4A — leaving about 1,110 SF of theoretical remaining buildable area, subject to zoning, Bay Ridge Special District controls, bulk, height, yard rules, and building code.

The commercial story here is flexibility: reposition the existing multifamily asset, pursue an owner-user strategy where legally permitted, or explore modest expansion or longer-term redevelopment. A buyer isn't locked into one plan — the site can be underwritten as an income property, an owner-occupied business base with residential income, or a small-scale development site.

Address	350 East 77th Street, Brooklyn, NY 11209
Location	Between Third & Fourth Avenues
Neighborhood	Bay Ridge
Borough	Brooklyn
Block/Lot	5960 / 32
Zoning	R4A
Special District	Bay Ridge Special District (BR) Regular Shape, Non-Corner
Lot Size	3,827 SF (35 FT x 109.33 FT)
Existing Building	2,716 SF (Main House and Detached Garage)
Building Dimensions	23 FT x 40 FT
Stories	2
Roof Height	35 FT
Building Material	Frame
Garage	Detached Frame Garage, Approx. 192 SF
Delivered	Vacant at Closing
Taxes (26/27)	~\$11,309



\$2,200,000

Offered At

2,716 SF

Existing Building

3,827 SF

Lot Size

CO - Three Families

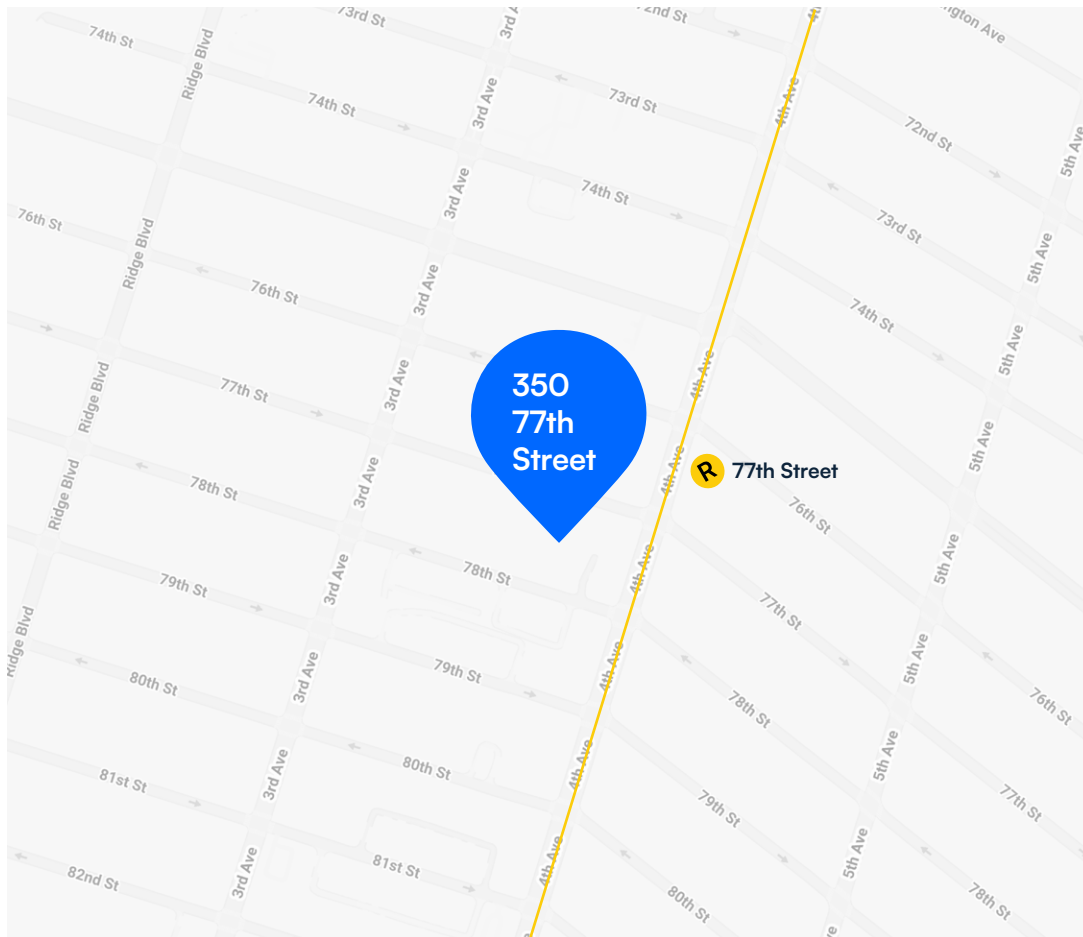
Classified by DOF

TRANSPORTATION AND TAX MAP

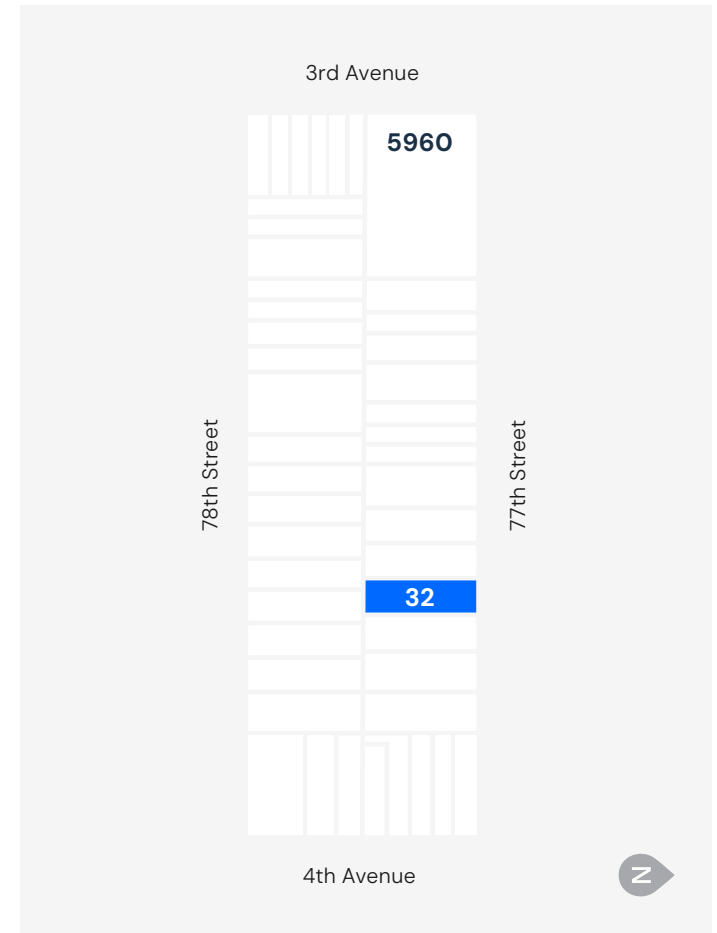
NEAREST TRANSIT

R Train at the 77th Street Station

B4 **B8** **B9** **B70** **B70** **X27/X37** Bus Lines



TAX MAP



ZONING & DEVELOPMENT POTENTIAL

R4A

R4A is a contextual residential district characterized by low-rise detached and semi-detached homes: residential FAR of approximately 1.0 for detached/semi-detached forms, contextual height and bulk controls, and yard/lot-coverage requirements governing front, side, and rear yard depths and maximum footprint.

BAY RIDGE SPECIAL DISTRICT (BR)

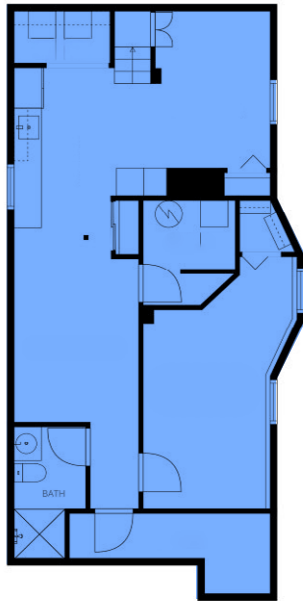
The Bay Ridge Special District overlays the base R4A zoning and adds controls aimed at protecting neighborhood character and managing transitions between residential streets and commercial corridors. Specific provisions need detailed zoning review, but the overlay generally affects bulk, streetscape, and in some cases use/mix of uses.

CONCEPTUAL DEVELOPMENT SCENARIOS

- Modest enlargement / rear or side extension — add within permitted yards and lot coverage, capturing part of the theoretical FAR; focus on larger living areas and additional bedrooms rather than maximizing absolute SF.
- Reconfiguration within the existing envelope — rework the existing 2,716 SF to create more efficient, higher-end units without materially increasing GBA; modern kitchens/baths and upgraded services to support higher rents.
- Long-term redevelopment concept — open item; flag for the client/architect to size out before this bullet gets specifics in print.

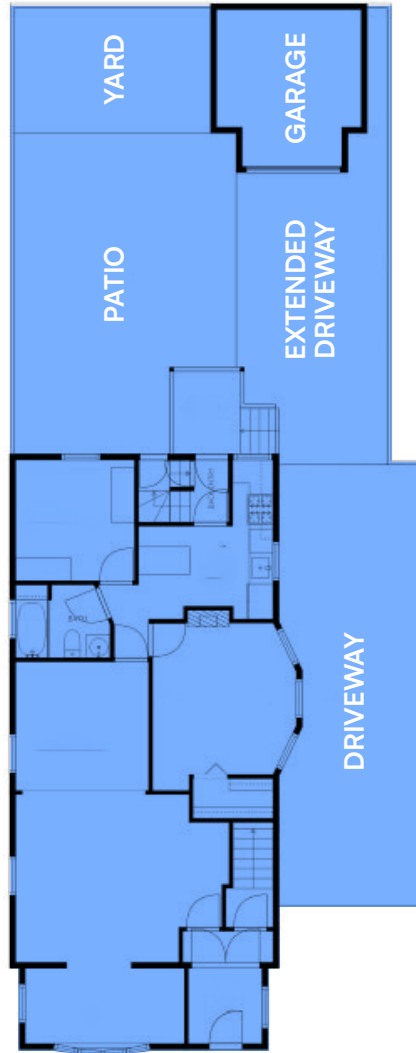


FLOORPLANS



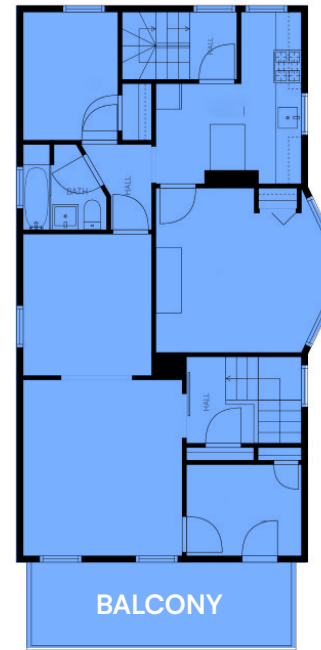
30 FT FRONTAGE

BASEMENT



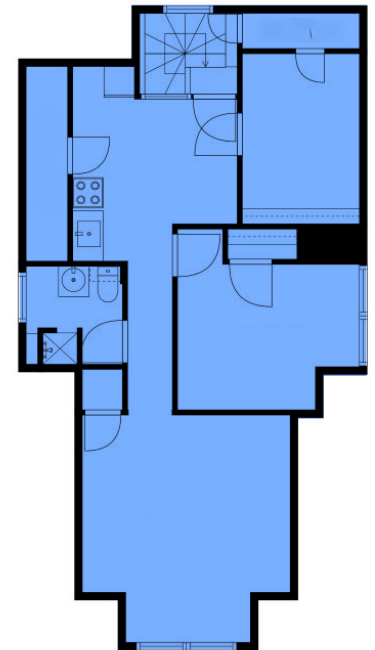
30 FT FRONTAGE

GROUND FLOOR



30 FT FRONTAGE

SECOND FLOOR



30 FT FRONTAGE

THIRD FLOOR

PROPERTY PHOTOS



Dinning Room



Kitchen



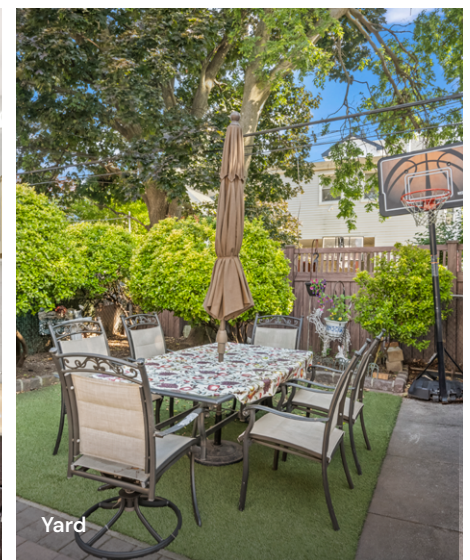
Living Room



Bedroom



Bathroom



Yard

OWNER-USER OPPORTUNITY & VALUE-ADD STRATEGY

Beyond investment buyers, 350 77th Street can appeal to owner-users and hybrid users who value long-term control of a small building, on-site parking/storage, and residential income — **for example, professional office users (legal, accounting, insurance, consulting), medical or wellness practitioners, design and architectural studios, and contractors or tradespeople** needing combined residence and storage/garage space.

For these buyers, the advantage isn't just avoiding rent on Third Avenue — it's converting occupancy cost into debt service on an appreciating asset, while collecting rental income from the balance of the property.

VALUE-ADD STRATEGY

- **ACQUIRE** — purchase at the \$2,200,000 asking price, vacant delivery at closing.
- **REPOSITION** — interior unit renovations, address building systems as needed, clear up any legacy zoning/CO matters found in diligence.
- **STABILIZE** — lease units at market-rate Bay Ridge rents, monetize the garage/parking where legally permitted, optimize operating expenses.
- **EXPAND / RECONFIGURE** — where feasible, capture part of the theoretical remaining FAR and improve unit mix.
- **REFINANCE OR SELL** — refinance into long-term debt on stabilized NOI, or sell to another investor or owner-user at a higher basis.



Legal Office Building



Architecture Office Building



Medical Office Building



Contractors Office Building



ADVISORS BEFORE BROKERS

LOCATION OVERVIEW

BAY RIDGE

Located at 350 77th Street, this address sits in the heart of Bay Ridge, one of Brooklyn's most established and tight-knit residential neighborhoods. Just steps from Third Avenue's bustling commercial corridor, residents enjoy easy access to a wide array of restaurants, cafés, boutiques, and everyday conveniences. The nearby 77th Street R train station offers a direct, reliable commute into Manhattan, while express buses provide additional options for commuters. Tree-lined streets, a mix of classic brownstones and pre-war apartment buildings, and proximity to the waterfront give the area a distinctly neighborhood feel that continues to draw families, professionals, and long-term residents alike.

POINTS OF INTEREST

- Third Avenue Shopping & Dining District
- Shore Road Park & Promenade
- Owl's Head Park
- NYU Langone Hospital – Brooklyn
- Fort Hamilton Parkway Commercial Strip

DEMOGRAPHICS

Within a one-mile radius of the property

42,376

Total Households

109,598

People

\$117,639

Avg Household Income

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