

TRI STATE COMMERCIAL®

525
Dean
Street

535
Bergen
Street

FOR SALE

13,628 SF PROSPECT HEIGHTS VACANT SPECIALTY / INSTITUTIONAL / COMMUNITY FACILITY PROPERTIES

535 Bergen Street & 525 Dean Street

Brooklyn, NY 11217

Between 6th Avenue & Carlton Avenue

SHLOMI BAGDADI
212.433.3355 x101
sb@tristatecr.com

FRED BETESH
212.433.3355 x115
fred.b@tristatecr.com

TSC.

PROPERTY SUMMARY

EXECUTIVE SUMMARY

535 Bergen Street and 525 Dean Street offer a rare development opportunity in the heart of Prospect Heights: two fully vacant, four-story buildings totaling approximately 13,628 square feet, each well suited to conversion into a luxury single-family townhome or a boutique luxury condominium, subject to necessary approvals. Historically operated as children's shelters, both buildings retain an existing Certificate of Occupancy and offer turnkey, fully built-out envelopes, residential rooms on the upper floors and offices, reception areas, commercial kitchens, dining rooms, and communal space on the lower floors, in one of Brooklyn's most supply-constrained neighborhoods. Buyers also retain the option of continued community facility, educational, or institutional use, subject to necessary approvals.

LOCATION OVERVIEW

Ideally situated in the heart of Prospect Heights, 535 Bergen Street & 525 Dean Street benefits from a prime location along tree-lined residential streets in one of Brooklyn's most established and sought-after neighborhoods. The properties are within walking distance of Prospect Park, Grand Army Plaza, the Brooklyn Museum, and the Brooklyn Botanic Garden, while offering convenient access to the 2, 3, B, D, N, Q, and R subway lines as well as the LIRR at Atlantic Terminal. Surrounded by national retailers, an established dining scene, and vibrant neighborhood amenities, the area enjoys strong pedestrian activity, steady vehicle traffic, and easy access to major highways and bridges.

Address	535 Bergen Street & 525 Dean Street, Brooklyn, NY 11217
Location	Between 6th Avenue & Carlton Avenue
Neighborhood	Prospect Heights
Built Out	School / Shelter
Delivered	Fully Vacant
Certificate of Occupancy	Existing C/O Supporting Children's Shelter Use
Residential Units	8-10
Stories	Four-Story Buildings with Cellars
Building Width	Two 27-FT Wide Buildings
Sprinkler System	Fully Sprinklered
Construction Year	Pre-War
Lot Size (Each Building)	2,970 SF
Building Size (Total)	13,628 SF
Zoning	R6B
Tax Class	4 (Commercial)
Building Class	N2 (535 Bergen Street) P2 (525 Dean Street)
Landmarked	535 Bergen Street Landmarked



13,628 SF

Portfolio Total Size

R6B

Zoning

4

Tax Class

SHLOMI BAGDADI
212.433.3355 x101
sb@tristatecr.com

FRED BETESH
212.433.3355 x115
fred.b@tristatecr.com

535 BERGEN STREET, BROOKLYN, NY 11217



Address	535 Bergen Street, Brooklyn, NY 11217
Cross Streets	6th Avenue & Carlton Avenue
Block / Lot	1136 / 68
Lot Dimensions	27 FT x 110 FT
Lot Size	2,970 SF
Building Dimensions	27 FT x 65 FT
Building Size (DOB Gross)	6,548 SF
Stories	4 + Cellar
Building Class	N2
Tax Class	4
Zoning	R6B
Max FAR (R6B)	2.0
Construction Year	Pre-War
Sprinkler System	Fully Sprinklered
Certificate of Occupancy	Children's Shelter
Built Out As	School / Shelter
Delivery	Fully Vacant
Landmarked	Yes
Floors 1-2 Use	Reception, Offices, Communal
Floors 3-4 Use	Residential Rooms

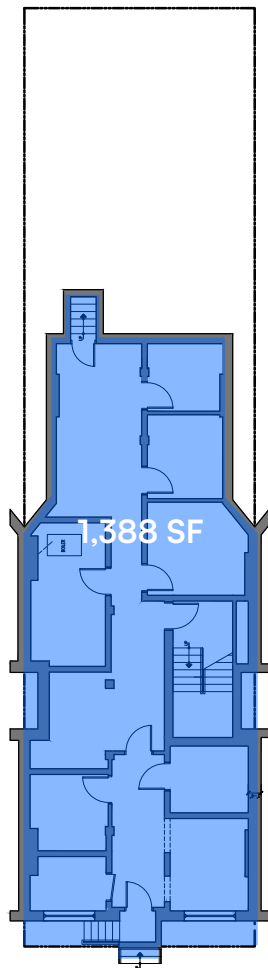
535 BERGEN STREET, BROOKLYN, NY 11217



SHLOMI BAGDADI
212.433.3355 x101
sb@tristatecr.com

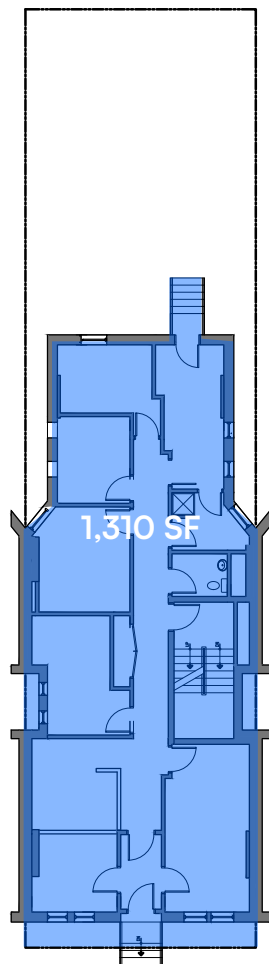
FRED BETESH
212.433.3355 x115
fred.b@tristatecr.com

535 BERGEN STREET, BROOKLYN, NY 11217



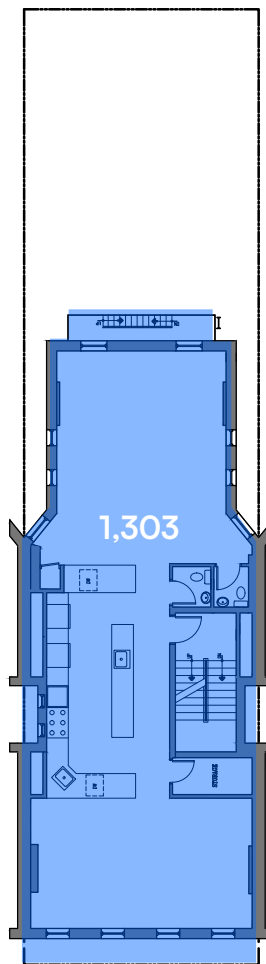
27 FT - BERGEN STREET

CELLAR



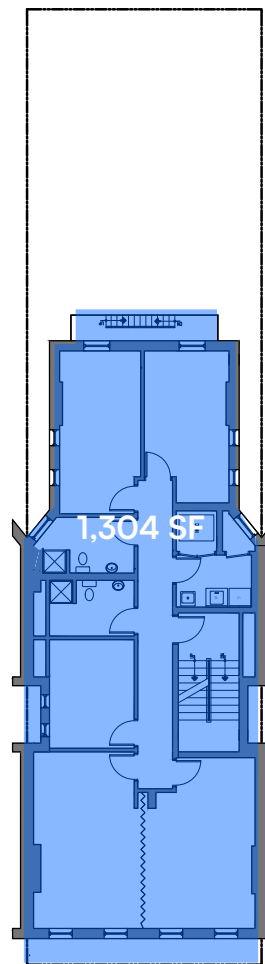
27 FT - BERGEN STREET

GROUND FLOOR



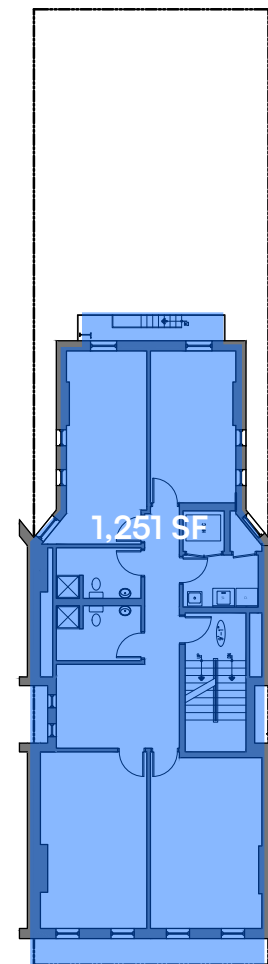
27 FT - BERGEN STREET

SECOND FLOOR



27 FT - BERGEN STREET

THIRD FLOOR



27 FT - BERGEN STREET

FOURTH FLOOR

All square footages are approximate

535 BERGEN STREET, BROOKLYN, NY 11217



THE CITY OF NEW YORK

DEPARTMENT OF BUILDINGS

CERTIFICATE OF OCCUPANCY

BOROUGH Brooklyn

DATE: JAN 22 2001

NO. 300949749

This certificate supersedes C.O. NO.

ZONING DISTRICT R6B

THIS CERTIFIES that the new—altered—existing—building—premises located at

535 Bergen Street

Block 1136 Lot 68

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN.

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS. PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DOWNGRADE OR ROOMING LIMITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
Cellar	OG				2	J3	Boiler Room Meter Room Storage, Accessory Uses
1st	40	20	.25	4	2	J3	Accessory Office, Kitchenette, Conference Room
2nd	40	40	.25	3	2	J3	Dining Room, Kitchen Living Room
3rd	40	20	.25	5	2	J3	Bedrooms, Office Multi-purpose Room Laundry Room
4th	40	12	.25	5	2	J3	Bedrooms, Laundry room Staff Area
Total: Entire Building Is Used As A Group Home For Boys							

OPEN SPACE USES

(SPECIFY—PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS
A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED
THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND
SPECIFICATIONS NOTED ON THE REVERSE SIDE.

BOROUGH SUPERINTENDENT

COMMISSIONER

☐ ORIGINAL☐ OFFICE COPY - DEPARTMENT OF BUILDINGS☐ COPY

525 DEAN STREET, BROOKLYN, NY 11217



Address	525 Dean Street, Brooklyn, NY 11217
Cross Streets	6th Avenue & Carlton Avenue
Block / Lot	1128 / 73
Lot Dimensions	27 FT x 110 FT
Lot Size	2,970 SF
Building Dimensions	27 FT x 70 FT
Building Size (DOB Gross)	7,080 SF
Stories	4 + Cellar
Building Class	P2
Tax Class	4
Zoning	R6B
Max FAR (R6B)	2.0
Construction Year	Pre-War
Sprinkler System	Fully Sprinklered
Certificate of Occupancy	Children's Shelter
Built Out As	School / Shelter
Delivery	Fully Vacant
Floors 1-2 Use	Kitchen, Dining, Offices
Floors 3-4 Use	Residential Rooms

SHLOMI BAGDADI
212.433.3355 x101
sb@tristatecr.com

FRED BETESH
212.433.3355 x115
fred.b@tristatecr.com

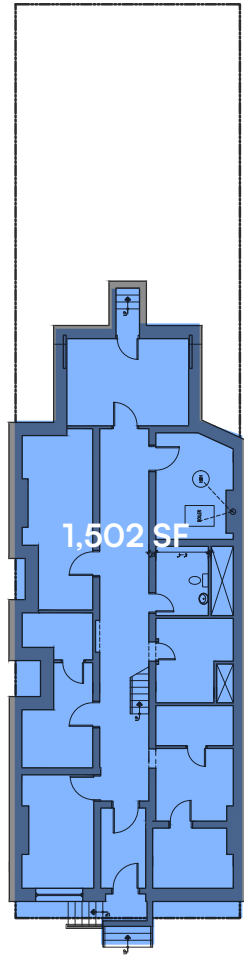
525 DEAN STREET, BROOKLYN, NY 11217



SHLOMI BAGDADI
212.433.3355 x101
sb@tristatecr.com

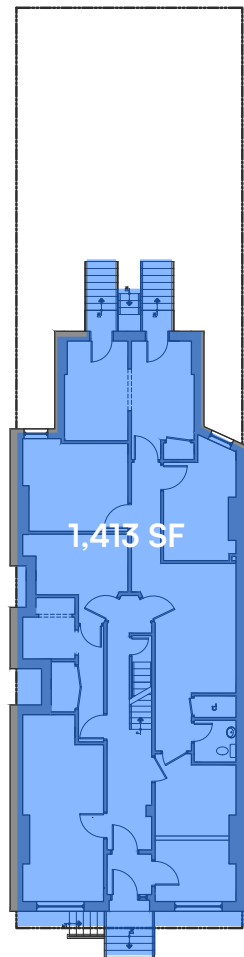
FRED BETESH
212.433.3355 x115
fred.b@tristatecr.com

525 DEAN STREET, BROOKLYN, NY 11217



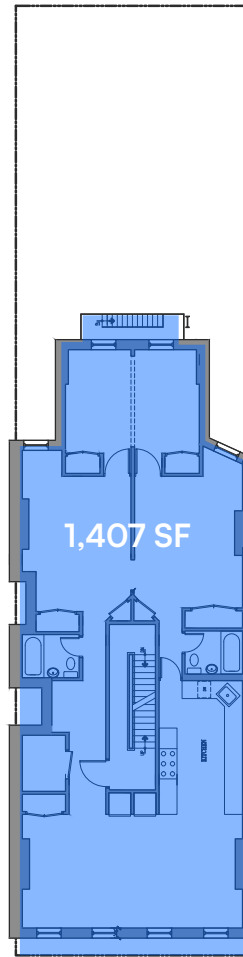
27 FT - BERGEN STREET

CELLAR



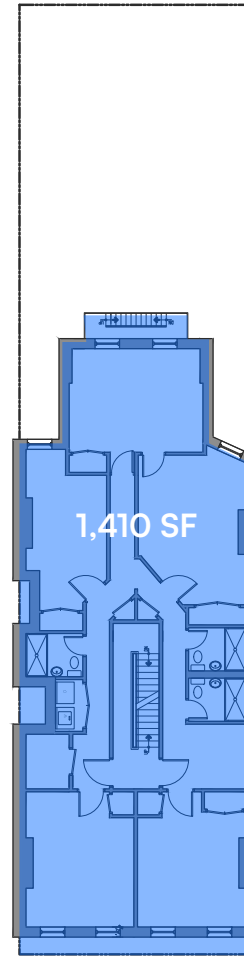
27 FT - BERGEN STREET

GROUND FLOOR



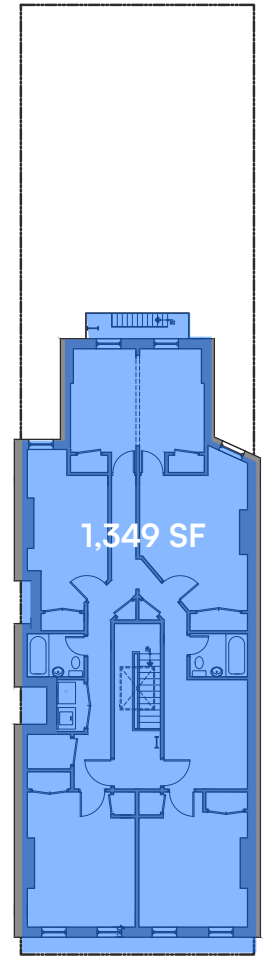
27 FT - BERGEN STREET

SECOND FLOOR



27 FT - BERGEN STREET

THIRD FLOOR



27 FT - BERGEN STREET

FOURTH FLOOR

All square footages are approximate

525 DEAN STREET, BROOKLYN, NY 11217

THE CITY OF NEW YORK

DEPARTMENT OF BUILDINGS

CERTIFICATE OF OCCUPANCY

241507

BOROUGH Brooklyn DATE MAY 3 1988 NO.

This certificate supersedes C.O. NO. ZONING DISTRICT R1-1 & R-6

THIS CERTIFIES that the new—altered—existing—building—premises located at
525 Dean Street, Brooklyn NY Block 1128 Lot 73

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS,
 RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN.

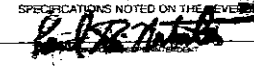
PERMISSIBLE USE AND OCCUPANCY

STORY	FLOOR LOAD PER S.F.	MAXIMUM NO. OF PERSONS PERMITTED	FLOOR SHELLING OR FLOORING NOTE	BUILDING CODE HABITABLE ROOMS	FLOOR USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
C	O.C.	22			2	J-3	Accessory Offices, Boiler Room, Gas Meter Room, Storage & Meters
1	40	20			2	J-3	Accessory Offices, Multi-Purpose Rooms
2	40	42		3	2	J-2	Dining Area, Kitchen, TV Room, Game Room
3	40	12		5	2	J-3	Multi-Purpose Rooms, Bedrooms
4	40	12		5	2	J-3	Living Area, Bedrooms

Note—Entire Building Used As A Group
Home For Boys

OPEN SPACE USES None
(SPECIFY—SHOWING SPACES LOCATED BETWEEN OTHER USES—NONE)

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS
 A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED
 THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND
 SPECIFICATIONS NOTED ON THE REVERSE SIDE




☐ ORIGINAL ☐ OFFICE COPY - DEPARTMENT OF BUILDINGS ☐ COPY

TRANSPORTATION AND TAX MAP

NEAREST TRANSIT

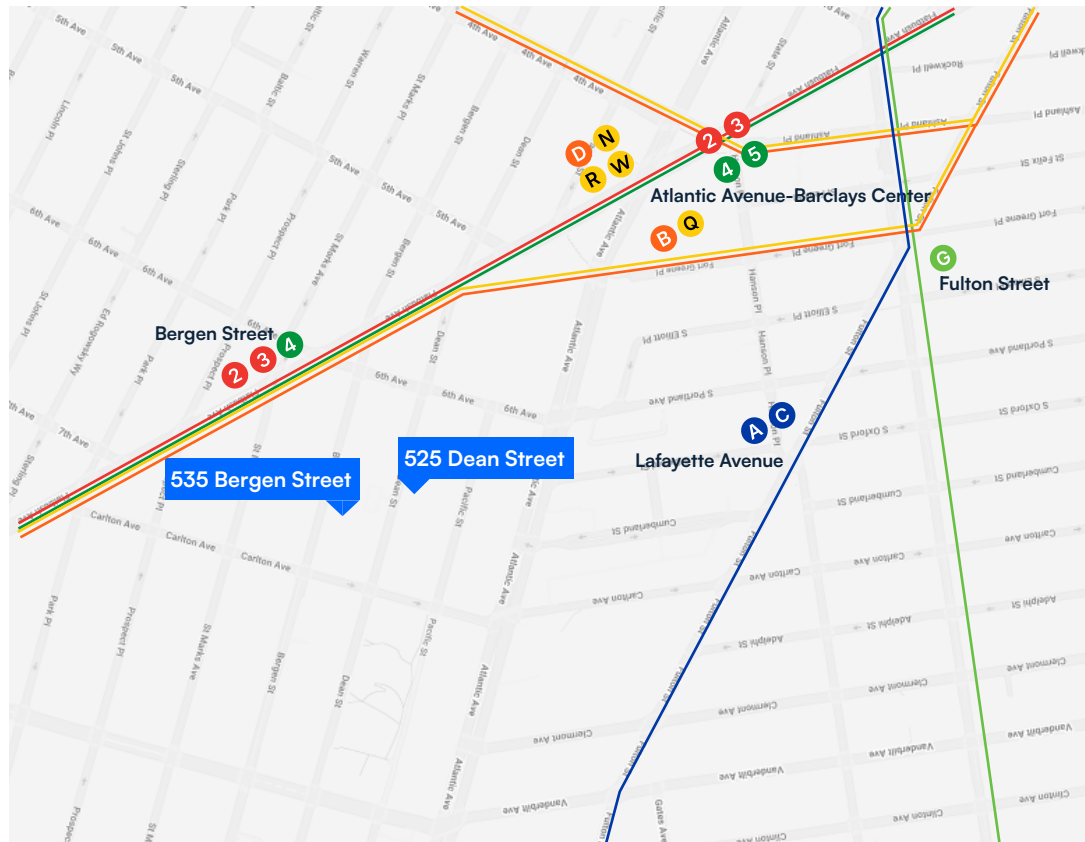
2 3 4 5 B D N Q R W Trains at Atlantic Avenue-Barclays Center

2 3 4 Trains at Bergen Street

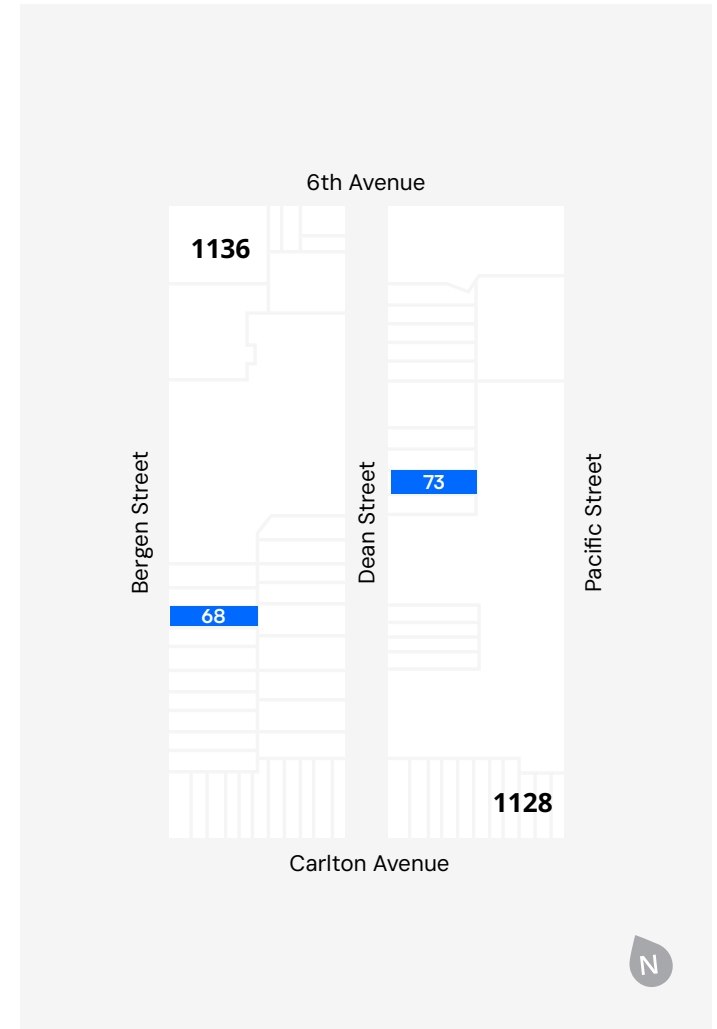
A C Trains at Lafayette Avenue

G Train at Fulton Street

B65 B45 B63 Bus Lines



TAX MAP





ADVISORS BEFORE BROKERS

LOCATION OVERVIEW

PROSPECT HEIGHTS

Blending historic charm with a vibrant urban atmosphere, Prospect Heights is one of Brooklyn's most desirable neighborhoods for both residential living and local commerce. Vanderbilt and Flatbush Avenues serve as active commercial corridors, offering an eclectic mix of acclaimed restaurants, cafés, boutiques, and neighborhood services. With convenient access to multiple subway lines, Atlantic Terminal, and major cultural destinations, the neighborhood provides outstanding connectivity throughout Brooklyn and Manhattan. Long recognized for its tree-lined streets, landmark architecture, and continued investment, Prospect Heights remains a highly sought-after destination for residents, entrepreneurs, and investors alike.

POINTS OF INTEREST

- Prospect Park
- Brooklyn Botanic Garden
- Brooklyn Museum
- Barclays Center

DEMOGRAPHICS

Within a one-mile radius of the property

75,896

Total Households

167,016

People

\$214,223

Avg Household Income

SHLOMI BAGDADI
212.433.3355 x101
sb@tristatecr.com

FRED BETESH
212.433.3355 x115
fred.b@tristatecr.com

535 BERGEN STREET & 525 DEAN STREET, BROOKLYN, NY 11217

13,628 SF

PROSPECT HEIGHTS VACANT SPECIALTY / INSTITUTIONAL / COMMUNITY FACILITY PROPERTIES

Between 6th Avenue & Carlton Avenue

For More Information Call: 212.433.3355

SHLOMI BAGDADI
212.433.3355 x101
sb@tristatecr.com

FRED BETESH
212.433.3355 x115
fred.b@tristatecr.com

TSC.

Broker is relying on Landlord or other Landlord-supplied sources for the accuracy of said information and has no knowledge of the accuracy of it. Broker makes no representation and/or warranty, expressed or implied, as to the accuracy of such information.