



FOR SALE

**375 Stuyvesant Avenue
Brooklyn, NY 11233**

Ariela
GREA Partner

Vacant 12,536 Sq. Ft. Historic Mansion
Conversion/User Opportunity

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TABLE OF CONTENTS

3 *Property Information*

6 *Executive Summary*

10 *Property Photos*

13 *Location Information*





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Property Information

Block / Lot	1681 / 6
Lot Dimensions	100' x 100'
Lot Sq. Ft.	10,000
Building Dimensions	80' x 48' (Irregular)
Stories	3 + Cellar
Building Sq. Ft.	12,536
Historical Landmark	Stuyvesant Heights Historic District
Zoning	R6B
FAR (Standard)	2.00
Buildable Sq. Ft. (Standard)	20,000
FAR (UAP)	2
Buildable Sq. Ft. (UAP)	24,000
Air Rights Sq. Ft.	7,464
Tax Class	4
Assessment (25/26)	\$258,570
Real Estate Taxes (25/26)	\$28,050

*All square footage/buildable area calculations are approximate

Ownership Request Proposals

Exclusively Represented By
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➤ Rare opportunity to acquire a vacant 80' wide, 3-story plus cellar mansion in the heart of Stuyvesant Heights



➤ Large footprint and flexible layout, making it an ideal candidate for a residential conversion or townhouse redevelopment



➤ Ideal owner-use facility for single-family residence, educational, artistic, medical, non-profit or institutional organizations



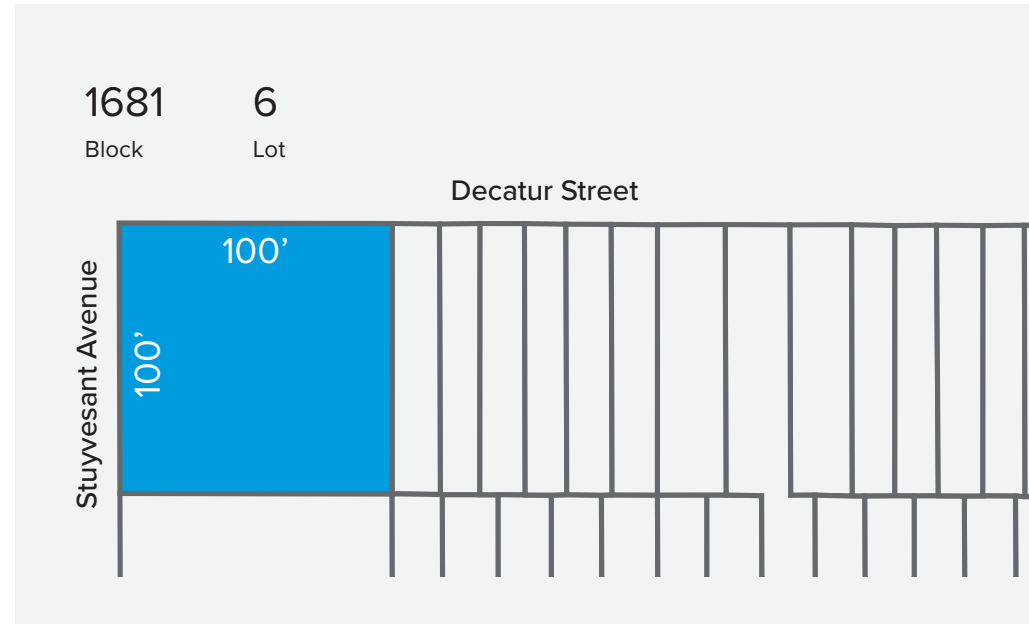
➤ Steps away from prominent cultural and community destinations, including the Billie Holiday Theatre, Fulton Park, Center for Brooklyn History, and Medgar Evers College



➤ Abundant Transportation Options



➤ Delivered Vacant



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Ariel Property Advisors presents 375 Stuyvesant Avenue, a trophy conversion opportunity in the heart of Stuyvesant Heights, one of Brooklyn's most sought-after residential neighborhoods.

Located on the southeast corner of Stuyvesant Avenue and Decatur Street in Stuyvesant Heights, 375 Stuyvesant Avenue is a rare 80' wide, 3-story + cellar historic mansion. Standing on a 10,000 square foot corner lot, the building encompasses approximately 12,536 square feet and includes a rear two-car brick garage.

Property Overview: Designed by architects Henry P. Kirby and John J. Petit in 1914, 375 Stuyvesant Avenue—locally known as the Stuyvesant Mansion—is a stunning Neo-Italian Renaissance landmark. As one of only eight free-standing structures in the Stuyvesant Heights Historic District, it has been protected by the Landmarks Preservation Commission since its designation in 1971.

Historical Significance: Originally built for Bavarian beer tycoon Otto Seidenberg, the mansion was later purchased in 1941 by prominent dentist and financier Dr. Charles Nathaniel Ford. In 1973, it entered its most celebrated era under Dr. Josephine English, the first colored woman to open a private OB-GYN practice in New York State. Today, the building stands as a historic landmark of both architectural grandeur and community service.



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Ideal Conversion Opportunity

Delivered vacant and with R6B zoning, 375 Stuyvesant Avenue provides a range of conversion possibilities:

- ▶ **Adaptive Owner-user Potential** – While perfectly positioned for conversion to a single-family residential mansion, the current layout seamlessly can also accommodate diverse institutional requirements—including foreign consulates, non-profits, private galleries, or specialized academic facilities.
- ▶ **Rental & Condominium Conversion** – Centrally located in one of Brooklyn’s most rapidly evolving neighborhoods, 375 Stuyvesant Avenue is an ideal candidate for a boutique rental or condominium conversion. Its generous footprint and flexible layout will allow for an optimized unit mix.
- ▶ **Townhouse Redevelopment** - Situated on a sprawling 10,000-square-foot corner lot—a rarity in the Stuyvesant Heights Historic District—the property offers the massive footprint providing developers with a rare opportunity to create a sophisticated enclave of luxury townhomes.



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Building Composition:

The property offers a versatile four-level layout encompassing approximately 12,536 square feet.

- ▶ **Cellar:** Functional boiler room, restrooms, including various offices and activity rooms.
- ▶ **First Floor:** 12-foot ceilings and an expansive floor plate that houses a kitchen, dining room, and office suites.
- ▶ **Second Floor:** Configured for professional use with counseling offices and a private living area all centered around a monumental Y-shaped timber staircase.
- ▶ **Third Floor:** Dedicated caretaker's residence featuring three bedrooms, a full kitchen, and a bathroom.

The property contains abundant historical details, including a Movarian tile fireplace, Neo-Italian Renaissance style ornate original door cases, crown moldings, and handcrafted timber railings.



Ownership Request Proposals

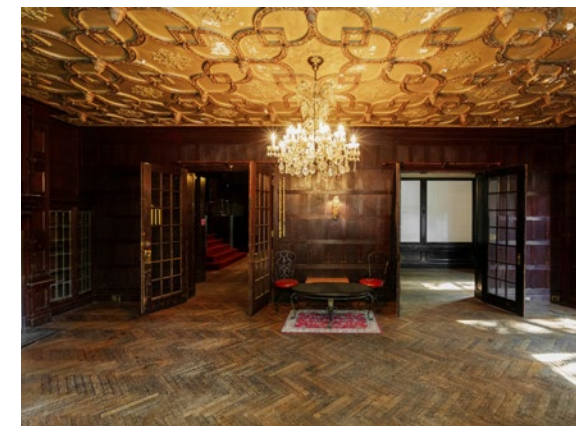


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1st Floor Interior Photos



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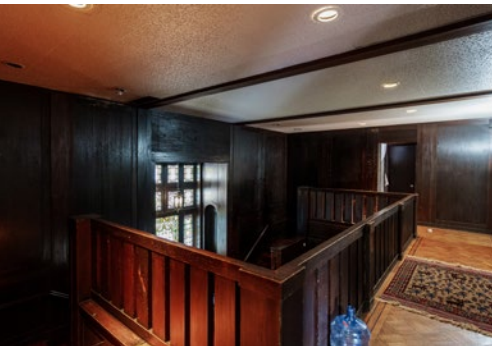
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2nd Floor Interior Photos



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Transportation Map

375 Stuyvesant Avenue in Brooklyn is located in Stuyvesant Heights and has very strong public transit access, with nearby subway service (Utica Avenue A/C trains) and multiple bus routes within walking distance.

The area is considered a "Rider's Paradise," meaning you can easily get around NYC without a car.

Transportation Score



99

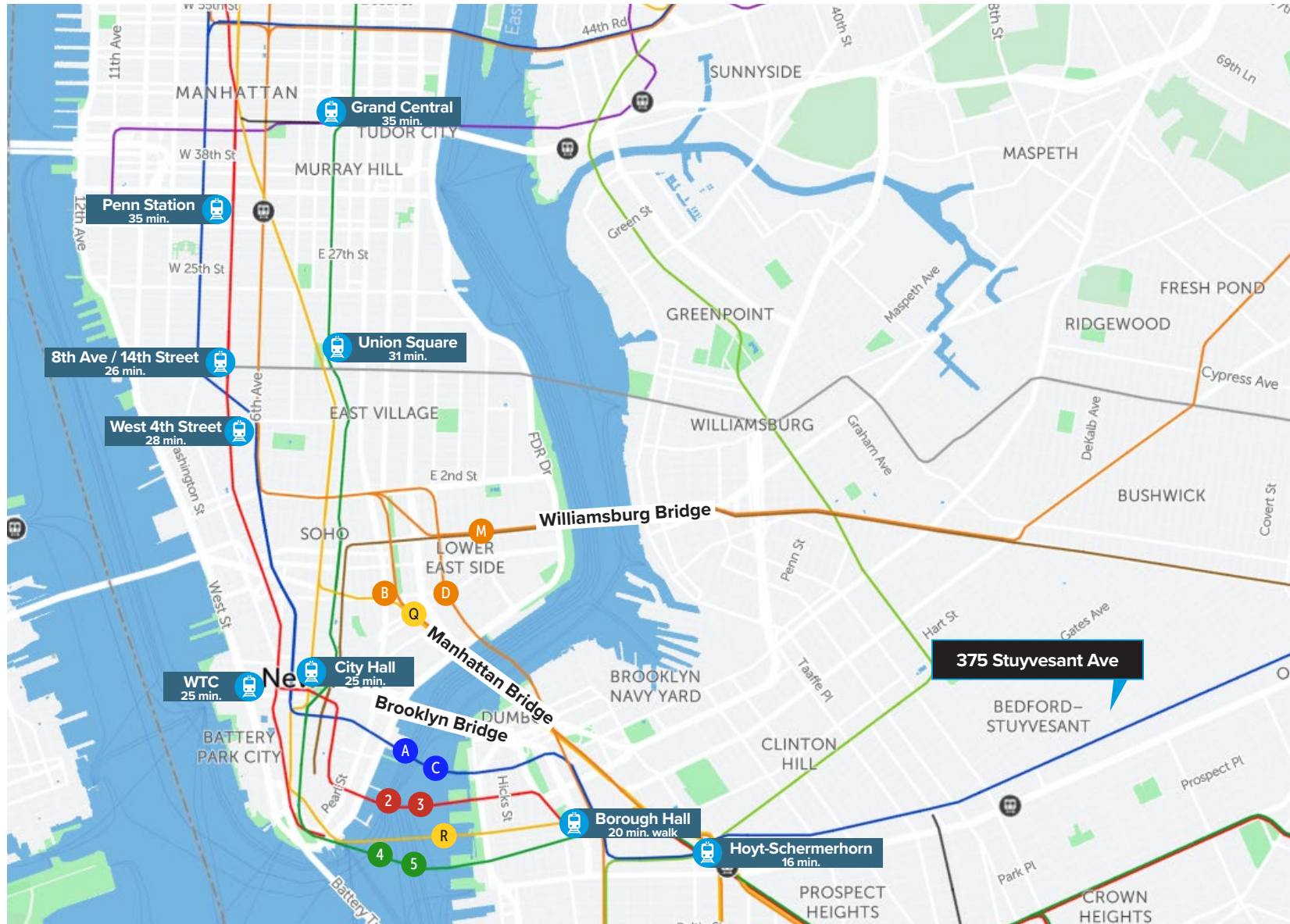
Public Transportation



84

Walker's Paradise

[Visit Walk Score Website](#) →





For More Information Contact Our Exclusive
Sales Agents at **212.544.9500** | arielpa.nyc

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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. May 29, 2026 2:30 pm

