

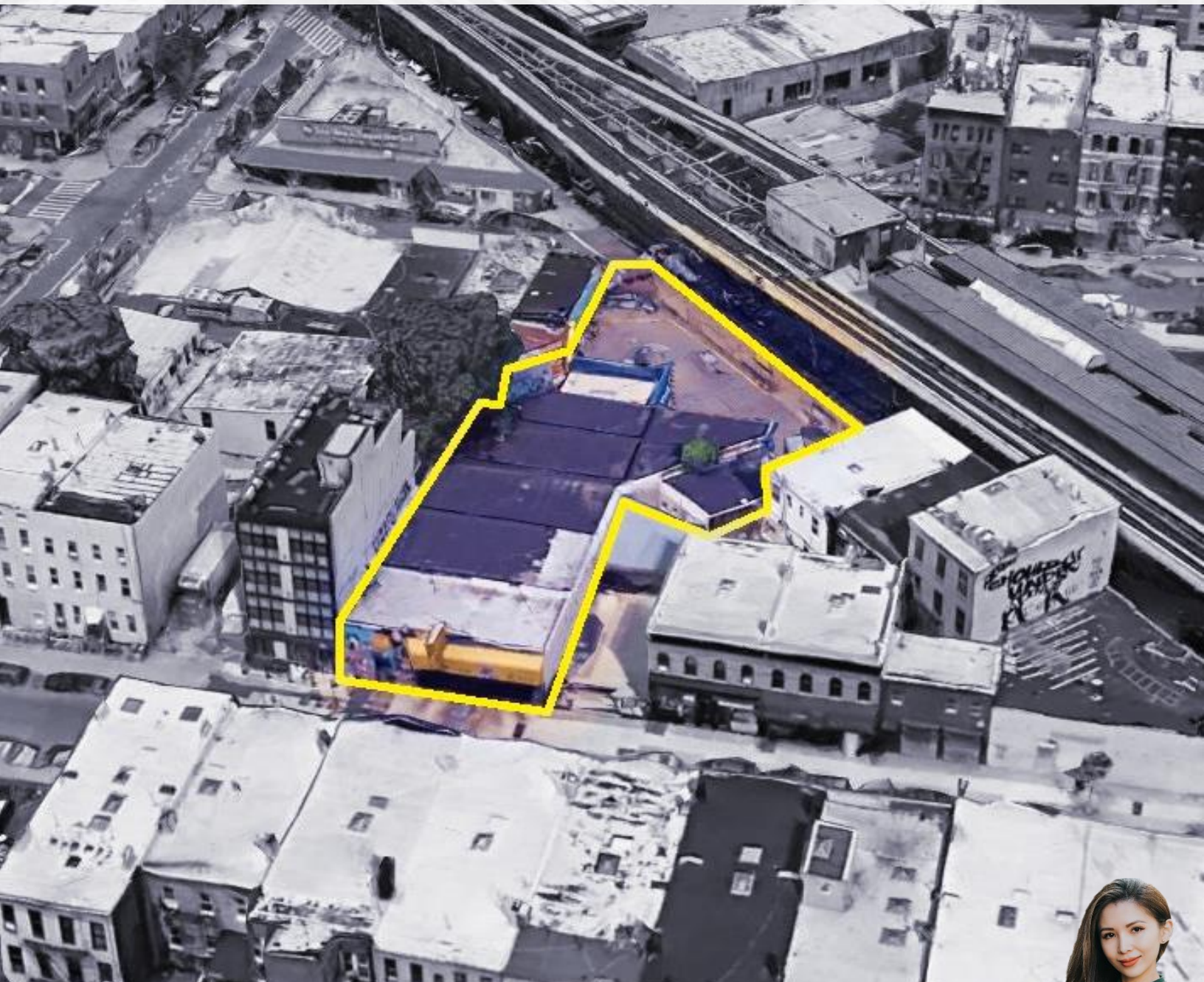


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Prime Bushwick Residential/ Mixed Use Development Site

1518 Myrtle Ave - 1519 Gates Ave
Brooklyn, NY 11237

Asking: \$9,980,000



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Li (Barbie), Li

Licensed. R.E Broker





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1518 Myrtle Ave, Brooklyn, NY 11237
Nearly 67,000-SF Brooklyn Development Site
ASKING: \$9,980,000

B Square Realty is pleased to present this prime block-through mixed use development site in the bustling and desirable Brooklyn neighborhood of Bushwick.

Located two blocks from the Myrtle-Wyckoff Ave subway station, which provides direct service to Manhattan on the M line and direct proximity to Williamsburg hot spots via the L line, 1518 Myrtle Avenue presents a unique opportunity for a mix of retail, community facility and up to 30,547 sqft of residential development, projected total up to 66,648 sqft buildable.

Recent Bushwick developments include the recently completed conversion of the former Rheingold Brewery into over 800 apartments and the planned construction of the 350,000-sf US flagship for the world's largest co-living developer, The Collective.

*All info deemed reliable but is NOT guaranteed accurate. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals.



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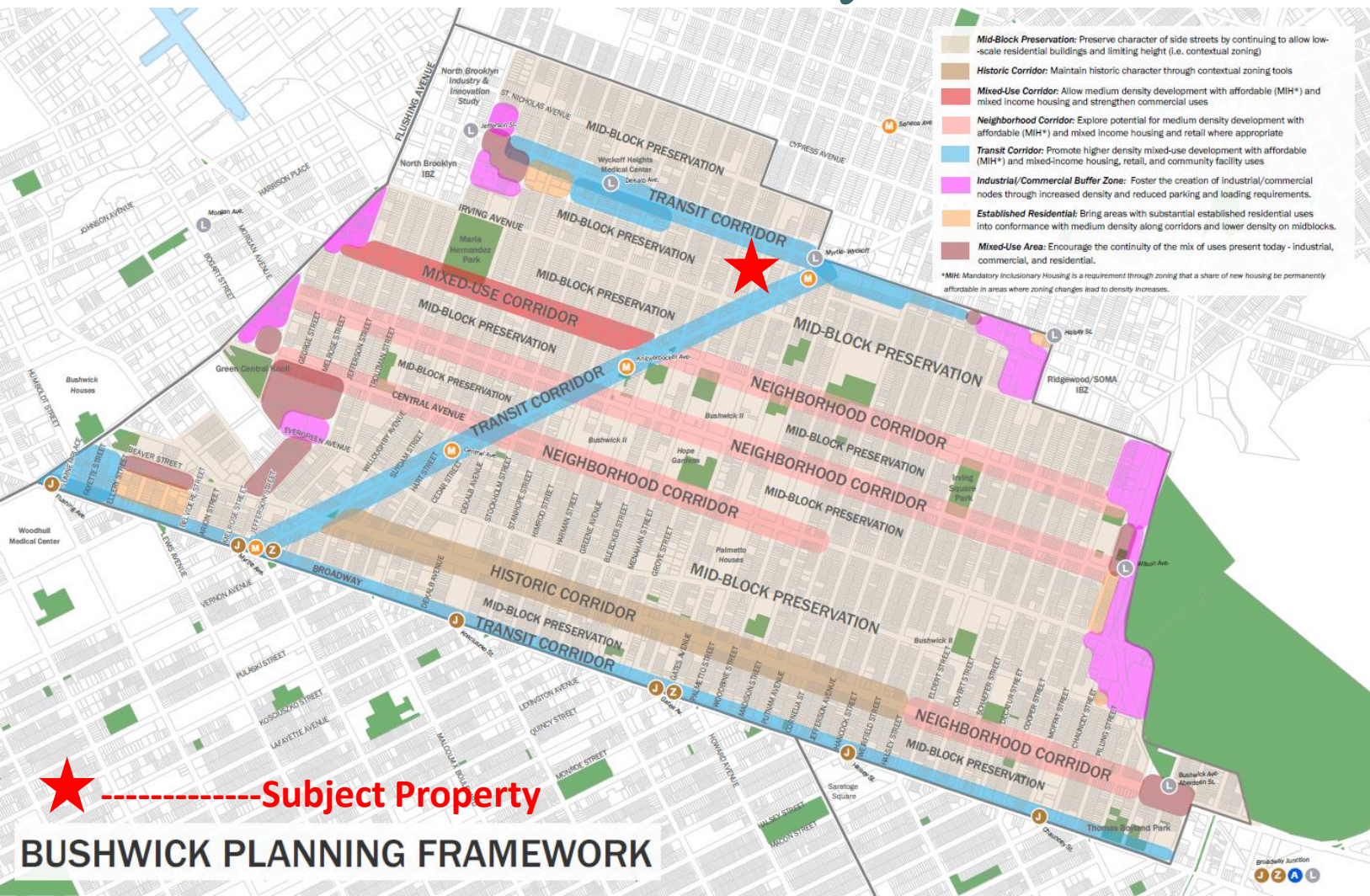


Property Information

Primary address	1518 Myrtle Ave, Brooklyn, NY 11237
Block & lot	03336-0010
Zoning districts	R6, C2-3
Lot Area	13,885.18 SF
Lots Width	50'/128' (Thru Lot)
Lot Coverage	13,885 × 60% = 8,331 SF
Residential FAR	2.20 × 13,885 = 30,547 SF (Quality Housing)
Commercial FAR	2.0 × 13,885 = 27,770 SF
Community Facility FAR	1.0 × 13,885 = 13,885 SF
Maximum FAR	4.8 × 13,885 = 66,648 SF

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The future development in Bushwick based on the land use objectives



- Preserve neighborhood character of Bushwick’s side streets (i.e. mid-blocks) by establishing contextual zoning districts to limit height and maintain existing scale
- Allow for appropriate growth with permanently affordable housing, retail, and community facilities in appropriate locations on east-west avenues
- Promote higher density mixed-use development with permanently affordable housing close to transit
- Allow building envelope flexibility to respond to elevated train conditions and improve the pedestrian experience along elevated train corridors
- Reinforce job-generating uses (i.e. commercial, industrial, community facility) and enhance the vitality of industrial districts
- Encourage a mix of residential, commercial, and industrial uses to best respond to needs for both jobs and new housing, including affordable housing

*Source: <https://www1.nyc.gov/site/planning/plans/bushwick-neighborhood-plan/bushwick-neighborhood-plan.page>