

# 1374 Myrtle Avenue, Brooklyn, NY 11237



Bridge Property Advisors has been exclusively hired to arrange the sale of 1370-1374 Myrtle Avenue on the corner of Myrtle Avenue and Harman Street in Bushwick. The site currently consists of a one-story religious facility with approximately 6,130 square feet on the ground floor and a mezzanine space consisting of approximately 1,500 square feet. The building was formerly a theater and has a ceiling height of up to 30 feet. Adjacent, there are two vacant lots totaling 3,072 square feet. The combined footprint of all three properties is 9,202 square feet. The site is zoned R6/C2-3, and can be redeveloped into a 44,170 square foot mixed-use building with residential, retail and community use. Ownership may consider a ground lease of the site.

## Building/Site Information

Location:	Corner of Myrtle Avenue & Harman Street			
Block:	3277			
Lot:	14	13	12	<b>Total</b>
Building Class:	M1	G7	G7	
Building Dimensions:	120' x 121'	-	-	
Building Square Footage:	6,130	-	-	
Lot Dimensions:	120.75' x 121.08'	25' x 51.42'	25' x 67.15'	
Lot Size:	6,130	1,472	1,600	<b>9,202</b>
<b>Zoning</b>				
Zoning:	R6/C2-3	R6/C2-3	R6/C2-3	
Residential FAR:	2.2	2.2	2.2	
Commercial FAR:	2	2	2	
Community Facility FAR:	4.8	4.8	4.8	
Max. Residential Buildable SF:	13,486	3,238	3,520	<b>20,244</b>
Max. Commercial Buildable SF:	12,260	2,944	3,200	<b>18,404</b>
Max. Community Facility Buildable SF:	29,424	7,066	7,680	<b>44,170</b>
<b>Taxes</b>				
Taxes (20/21):	\$70,774	\$6,249	\$6,249	<b>\$83,272</b>

**Asking Price: \$4,500,000**

For more information, please contact:

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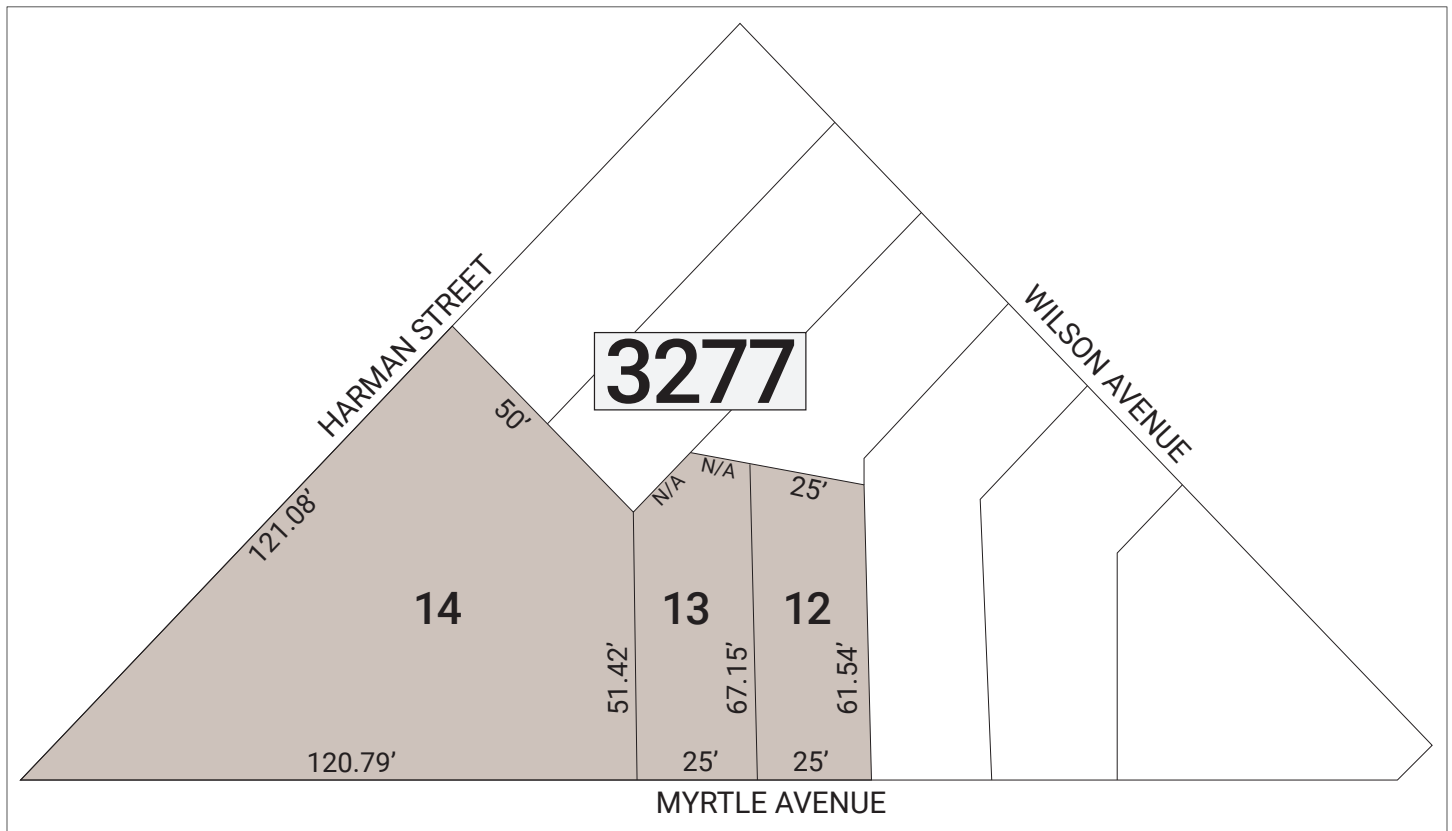
## Opportunity

1370-1374 Myrtle Avenue is located in Bushwick, one of the fastest growing residential neighborhoods in New York City. Its corner location provides over 200 feet of street frontage and tremendous light and air, making it an ideal development site for housing, retail, academic, medical, or other community facilities. Ownership is looking to monetize the development rights and obtain a new community facility space. Ownership prefers to do a sale but will consider a long-term lease or a joint venture.

## Neighboring Tenants

Wyckoff Heights Medical Center  
McDonald's  
GameStop  
Citibank, Bank of America  
Bushwick Public House  
The Wheelhouse

## Tax Map



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