

BEDFORD-STUYVESANT, BROOKLYN



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1086 Myrtle Avenue



 For Sale: \$6,000,000 \$239 a SQFT



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Property Description

➤ 1086 Myrtle Avenue

1086 Myrtle Avenue is a three-story, 10,000 square foot office building situated on a 5,000 square foot lot in the Bed-Stuy neighborhood of Brooklyn. Built in 1917 and altered in 2014.

ZONING & DENSITY

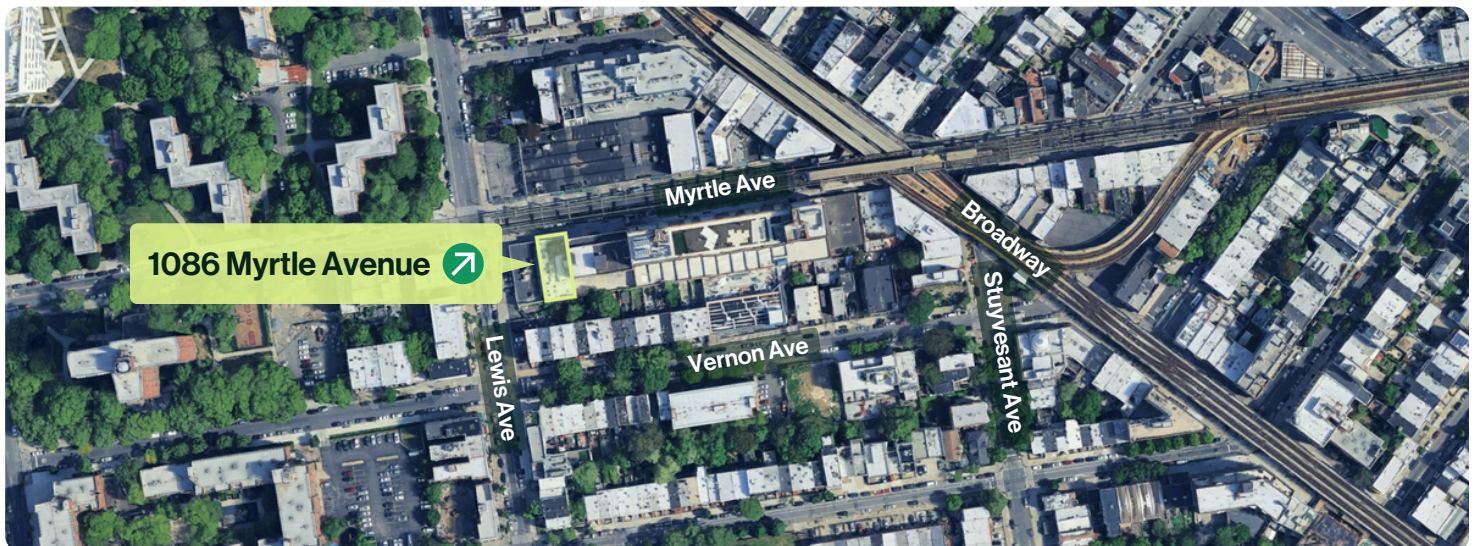
Zoned C4-4L with a residential equivalent of R7A, the site offers significant development upside. A developer can build up to 20,000 square feet as of right, or up to 25,050 square feet utilizing the Universal Affordability Preference bonus, with allowable building heights reaching 80 feet as of right and 90 feet with Inclusionary Housing.

LOCATION & TRANSIT

The property sits on Myrtle Avenue, one of Bed-Stuy's primary commercial corridors, surrounded by a dense mix of residential, retail, and community facility uses that reflect the neighborhood's continued growth and investment. The area has seen sustained demand from both market rate and affordable housing developers drawn to its scale, zoning flexibility, and Brooklyn location.



The site enjoys excellent transit access with multiple subway lines nearby serving the J, M, Z, and G trains, as well as numerous bus routes along Myrtle Avenue and the surrounding streets. Commuters can reach Midtown Manhattan in under 30 minutes, making the location attractive to a broad renter base.



PROPERTY INFORMATION | 1086 MYRTLE AVENUE

Address:	1086 Myrtle Ave
Location:	1086 Myrtle Avenue sits on the north side of Myrtle Avenue between Throop Avenue and Tompkins Avenue.
Neighborhood:	Bedford-Stuyvesant
Development Block / Lot:	1586 / 6

Lot Dimensions:	50 ft x 100 ft
Lot Square Footage:	5,000
Current Zoning:	C4-4L(R7A)

AS OF RIGHT

	Residential (as-of-right)	Residential (UAP)	Commercial	Community Facility	Total ZFA
FAR	4.00	5.01	4	4.00	5.01
ZFA	20,000	25,050	20,000	20,000	25,050

LOT 6

Assessment (25/26):	\$937,800
Taxes (25/26):	\$93,818

Highlights & Tax Map



Zoning Opportunity

1086 Myrtle Avenue is zoned C4-4L, the commercial equivalent of an R7A residential district, yielding approximately 20,000 square feet of as-of-right buildable area at a 4.0 FAR. Through the Universal Affordability Preference bonus under City of Yes, the site unlocks up to approximately 25,050 square feet of total ZFA at a 5.01 FAR. The UAP bonus can be satisfied either through on-site affordable units or through the purchase of Inclusionary Housing Certificates, offering a developer the flexibility to achieve maximum density without allocating on-site square footage to affordable programming.



Vacant Delivery

The existing building contains 10,000 square feet across three stories, consuming 2.0 FAR of the site's allowable 4.0 FAR, leaving approximately 10,000 square feet of unused air rights as of right and up to 15,050 square feet when utilizing the UAP bonus. The C4-4L zoning designation provides broad use flexibility, permitting residential, commercial, and community facility development, giving a developer the ability to pursue a range of programs from a ground floor retail and upper floor residential mixed use building to a fully commercial or community facility driven project.



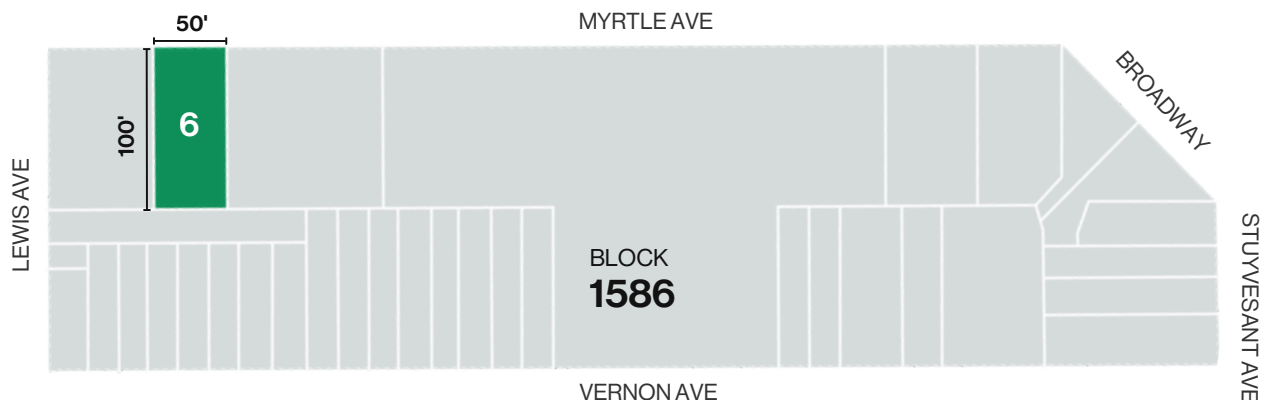
Bedford- Stuyvesnat

Bedford Stuyvesant ranks among Brooklyn's most dynamic and fast-growing residential submarkets, with strong demand from both market rate and affordable housing developers drawn to its scale, zoning flexibility, and deep renter base. Anchored by Fulton Street and Myrtle Avenue as its primary commercial corridors, a rich architectural fabric of landmarked brownstones, and a growing dining and retail scene, Bed-Stuy continues to attract end-users and investors with consistent absorption and sustained land value appreciation across the neighborhood.



Transportation

1086 Myrtle Avenue benefits from exceptional public transportation access, with the J, M, and Z trains at Myrtle-Broadway and the G train at Flushing Avenue both within comfortable walking distance, connecting residents to Downtown Brooklyn, Lower Manhattan, and beyond. Multiple bus routes run directly along Myrtle Avenue and through the surrounding streets, providing layered transit coverage that complements the subway access. This density of transit options positions the site within one of Central Brooklyn's most connected corridors, a meaningful amenity for prospective tenants and a key driver of residential demand and lease up velocity.



Neighborhood Overview

Bedford-Stuyvesant Overview

Bedford-Stuyvesant, often referred to as Bed-Stuy, is one of Brooklyn's most historic and culturally influential neighborhoods. Located in central Brooklyn, the neighborhood is celebrated for its iconic brownstone-lined streets, architectural heritage, and deep-rooted sense of community. Bed-Stuy's distinctive character is shaped by a blend of historic townhouses, prewar apartment buildings, and thoughtfully restored residences that reflect generations of Brooklyn history.

As one of New York City's largest historic districts, Bedford-Stuyvesant offers a streetscape defined by grand stoops, mature trees, and beautifully preserved architecture. While honoring its rich past, the neighborhood continues to evolve through residential investment, local entrepreneurship, and a growing collection of neighborhood amenities that have strengthened its appeal among residents seeking both character and connectivity.



Community & Lifestyle

Bedford-Stuyvesant offers a vibrant, community-oriented lifestyle that balances historic charm with modern urban living. The neighborhood is home to a diverse mix of longtime residents, families, professionals, and entrepreneurs, all contributing to a strong sense of identity and neighborhood pride. Community gardens, local organizations, and seasonal events foster connections among residents and reinforce the area's welcoming atmosphere.

The neighborhood's walkability is supported by active commercial corridors including Fulton Street, Nostrand Avenue, Malcolm X Boulevard, and Tompkins Avenue, where residents enjoy access to cafés, boutiques, grocery stores, and essential services. Excellent transit connectivity via the A, C, G, J, M, and Z subway lines provides convenient access to Downtown Brooklyn, Manhattan, and surrounding neighborhoods.



Cultural Sophistication

Few Brooklyn neighborhoods possess a cultural legacy as significant as Bedford-Stuyvesant. Long recognized as a center of Black culture, entrepreneurship, music, and civic leadership, Bed-Stuy has played an important role in shaping New York City's social and artistic landscape. Its historic churches, community institutions, and landmark architecture serve as enduring symbols of the neighborhood's heritage.

Today, that legacy continues through a thriving creative community that supports local galleries, public art installations, performance spaces, and cultural programming. Murals and community-driven initiatives celebrate the neighborhood's history while reflecting its ongoing evolution, creating an environment where tradition and innovation coexist.



Dining and Entertainment

Bedford-Stuyvesant has become one of Brooklyn's most exciting culinary destinations, offering an eclectic mix of neighborhood favorites, emerging restaurants, and independent cafés. The dining scene reflects the neighborhood's diversity, with Caribbean, African American, Latin American, and contemporary cuisines represented throughout its commercial corridors. Local coffee shops, bakeries, and gathering spaces further contribute to the neighborhood's vibrant street life.

Entertainment is centered around community-driven venues, live music, cultural events, and a growing collection of bars and lounges that complement the neighborhood's residential character. Its central location also places residents within easy reach of Williamsburg, Fort Greene, and Downtown Brooklyn's broader cultural and nightlife offerings. Combining historic architecture, cultural significance, and contemporary energy, Bedford-Stuyvesant remains one of Brooklyn's most dynamic and sought-after neighborhoods.

Transit Overview

1086 Myrtle Avenue is strategically located in Brooklyn's Bedford-Stuyvesant neighborhood, offering convenient access to major transit options serving Brooklyn, Queens, and Manhattan. The nearby Myrtle–Willoughby Avenues station (G train) and Myrtle Avenue station (J, M, Z trains) provide direct connections to Downtown Brooklyn, Williamsburg, Lower Manhattan, and Queens.

Multiple bus routes operate along Myrtle Avenue, while nearby Broadway and the Brooklyn-Queens Expressway (I-278) support efficient regional travel. The property is also within close proximity to key neighborhood destinations, including Herbert Von King Park, Pratt Institute, and the area's growing retail and dining corridors, making it a highly accessible location for residents, employees, and visitors.



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