

DEVELOPMENT OPPORTUNITY IN FORT GREENE, BROOKLYN

341 Myrtle Avenue



BKREA



For Sale: Guidance Upon Request



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Property Description

➤ 341 Myrtle Avenue

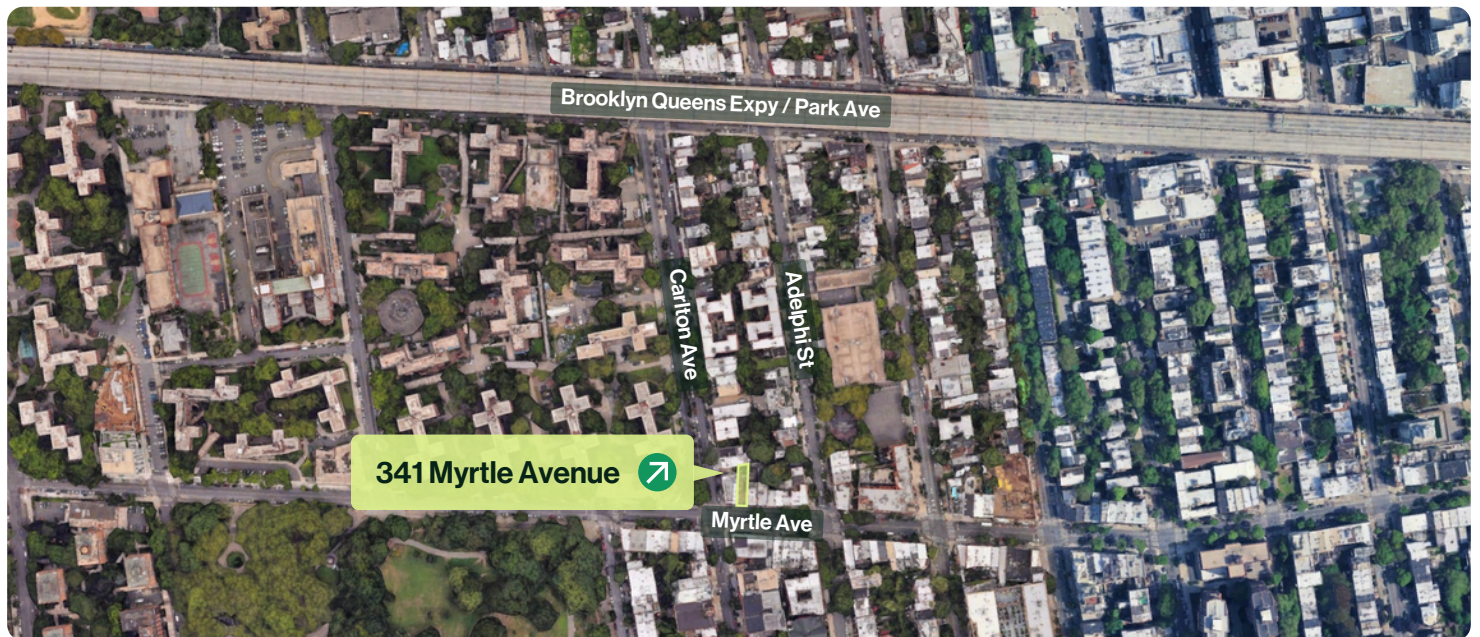
341 Myrtle Avenue (Block 2044, Lot 90) is a vacant development site ideally positioned on the north side of Myrtle Avenue between Adelphi Street and Carlton Avenue in the heart of Fort Greene, Brooklyn. The rectangular lot offers 25 feet of frontage along Myrtle Avenue with a depth of 94 feet, yielding a total lot area of approximately 2,413 square feet.

ZONING & DENSITY

The site is zoned R7A (C2-4), permitting a broad range of as-of-right uses including residential, community facility, and ground-floor commercial. The existing zoning allows for a residential Floor Area Ratio (FAR) of 4.0, generating 9,652 zoning floor area (ZFA) on an as-of-right basis. Through participation in the Unified Affordable Program (UAP), maximum residential ZFA increases to 12,089 at a 5.01 FAR. Commercial development is permitted at a 2.0 FAR, accommodating up to 4,826 ZFA of retail or office use.

LOCATION & TRANSIT

Situated in one of Brooklyn's most sought-after neighborhoods, the site benefits from exceptional transit access via the B, Q, R, 2, 3, 4, 5, A, and C subway lines, as well as the Long Island Rail Road at Atlantic Terminal. The surrounding area is characterized by strong residential demand, a vibrant cultural scene anchored by the Brooklyn Academy of Music, and continued investment driven by proximity to Downtown Brooklyn and the Barclays Center.



PROPERTY INFORMATION | 341 MYRTLE AVENUE

Address:	341 Myrtle Ave, Brooklyn, NY 11213
Location:	This site is located on the north side of Myrtle Avenue between Adelphi Street and Carlton Avenue
Neighborhood:	Fort Greene
Development Block / Lot:	2044 / 90

Lot Dimensions:	25 x 94
Lot Square Footage:	2,413
Current Zoning:	R7A, C2-4

Survey available in data room

AS OF RIGHT

	Residential (as-of-right)	Residential (UAP)	Commercial	Community Facility	Total ZFA
FAR	4	5.01	2.00	4.00	4.00
ZFA	9,652	10,089	4826,	9,652	9,652

	LOT 90
Assessment (25/26):	\$222,750
Taxes (25/26):	\$19,897

Highlights & Tax Map



Zoning Opportunity

The development site is zoned R7A with a C2-4 commercial overlay, yielding approximately 9,652 square feet of as-of-right residential buildable area at a 4.0 FAR. Through the Unified Affordable Program (UAP) under City of Yes, the site unlocks up to approximately 12,089 square feet of residential 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.

The C2-4 commercial overlay permits ground-floor retail or office use at a 2.0 FAR, accommodating up to 4,826 square feet of commercial ZFA, providing an additional income-producing component to any ground-up development program.



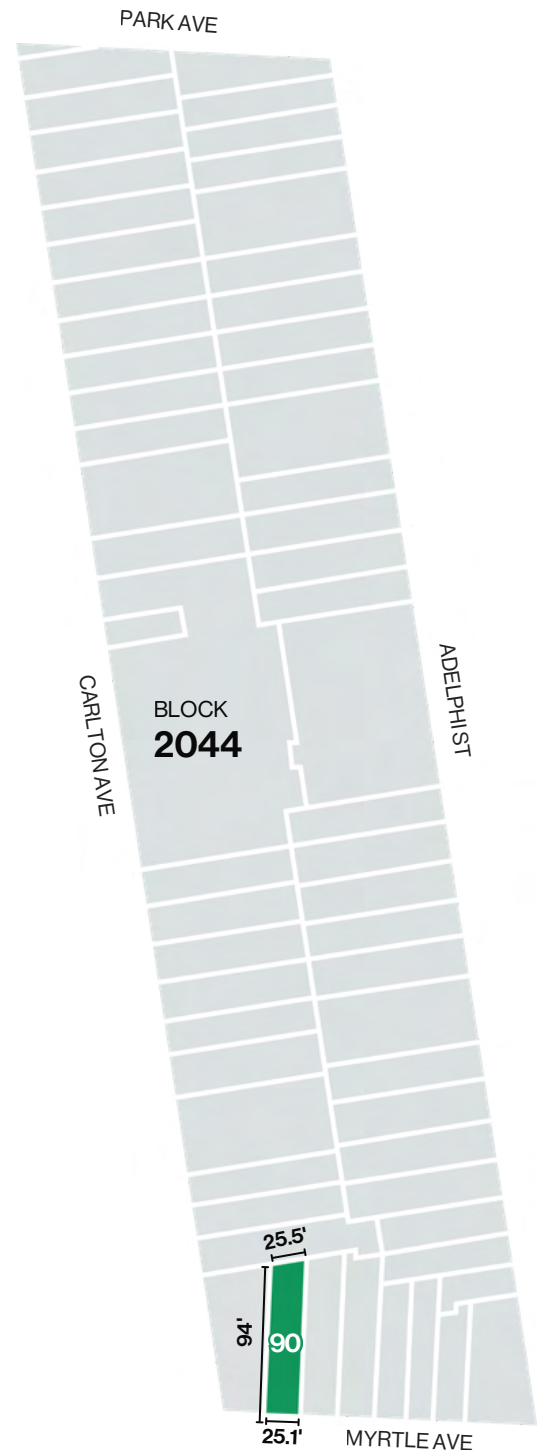
Vacant and Demo Delivery

341 Myrtle Avenue presents a rare opportunity to acquire a fully cleared, vacant development site, with demolition already completed and no existing structure to contend with. This delivery condition eliminates the time and expense typically associated with demolition, resulting in meaningful cost savings and a streamlined path to construction commencement. A developer can move directly into foundation and construction work upon closing, significantly compressing the overall project timeline and accelerating the path to return on investment.



Fort Greene & Clinton Hill

Fort Greene ranks among Brooklyn's most sought-after residential submarkets, with a strong condominium pipeline commanding some of the borough's highest per-square-foot pricing. Anchored by Fort Greene Park, a thriving retail corridor along Myrtle and DeKalb Avenues, and unmatched transit access, the area continues to attract end-users and developers with consistent absorption and sustained land value growth.



Neighborhood Overview

Fort Greene Overview

Fort Greene, located in northwestern Brooklyn between Downtown Brooklyn and Clinton Hill, is one of the borough's most historic and architecturally distinguished neighborhoods. Known for its tree-lined streets, landmark brownstones, and vibrant cultural institutions, Fort Greene blends classic Brooklyn character with a sophisticated urban lifestyle. The neighborhood's historic district features some of the city's most well-preserved 19th-century architecture, creating a streetscape defined by elegance, scale, and residential charm.

At the heart of the neighborhood is Fort Greene Park, Brooklyn's first public park, designed in part by Frederick Law Olmsted and Calvert Vaux. The park serves as a major community anchor, offering open lawns, sports facilities, weekly markets, and sweeping elevated views that create a strong connection between residents and public space.



Community & Lifestyle

Fort Greene offers a highly walkable and community-oriented lifestyle that attracts professionals, creatives, families, and long-term residents alike. The neighborhood balances a relaxed residential atmosphere with immediate access to some of Brooklyn's most important commercial and transit hubs. Its proximity to Downtown Brooklyn, the Brooklyn Navy Yard, and Manhattan makes it especially appealing for residents seeking convenience without sacrificing neighborhood character.

Transit accessibility is exceptional, with the Atlantic Terminal transit complex and multiple subway lines—including the B, Q, R, 2, 3, 4, 5, C, and G trains—providing seamless connections throughout New York City. Myrtle Avenue and DeKalb Avenue serve as active commercial corridors lined with cafés, boutiques, restaurants, and neighborhood businesses that contribute to Fort Greene's strong local identity.



Cultural Sophistication

Fort Greene has long been recognized as one of Brooklyn's cultural centers, with a legacy deeply connected to literature, music, theater, and the arts. The neighborhood is home to the Brooklyn Academy of Music (BAM), one of New York City's premier cultural institutions, known internationally for its programming in theater, film, dance, and opera. This artistic presence has helped shape Fort Greene into a neighborhood where culture is integrated into daily life.

The area has historically attracted writers, musicians, and artists, contributing to a creative atmosphere that remains visible today through galleries, independent bookstores, performance venues, and public art. Fort Greene's blend of historic preservation and cultural vitality continues to define its unique identity within Brooklyn.



Dining and Entertainment

Fort Greene's dining scene reflects the neighborhood's refined yet approachable character, offering a mix of acclaimed restaurants, neighborhood cafés, wine bars, and casual eateries. DeKalb Avenue and surrounding streets feature a diverse culinary landscape ranging from contemporary American dining to international cuisine, attracting both residents and visitors throughout the week.

Entertainment options are equally robust, anchored by BAM and complemented by nearby theaters, bars, and live music venues. Residents also benefit from close proximity to Barclays Center and Downtown Brooklyn's broader retail and entertainment offerings. Whether enjoying a quiet café, attending a performance, or spending time in Fort Greene Park, the neighborhood delivers a highly balanced and culturally rich urban lifestyle.

Transit Overview

Located in Fort Greene, 341 Myrtle Avenue sits at the center of one of Brooklyn's most transit-rich neighborhoods. The Clinton–Washington Avenues G train station is just steps away, offering direct access to Williamsburg, Long Island City, and key points across Brooklyn.

Fulton Street and Lafayette Avenue stations provide additional subway options with straightforward service into Downtown Brooklyn and Lower Manhattan. Atlantic Terminal, one of Brooklyn's most significant transit hubs, is also nearby — bringing together multiple subway lines and Long Island Rail Road service for seamless regional travel.

Street-level connectivity is equally strong, with several MTA bus routes running along Myrtle Avenue and the surrounding area. Drivers benefit from easy access to the Brooklyn–Queens Expressway and direct routes into Downtown Brooklyn and Manhattan. Few addresses in the borough match the depth and variety of transit options available at 341 Myrtle Avenue.



Meet the Team



Bob Knakal

Chairman & CEO



Cell: 917.509.9501

bk@bkrea.com



Joseph Tawil

Senior Associate



Cell: 732.697.8262

joseph.tawil@bkrea.com



Baruch Edelkopf

Managing Director



Cell: 646.919.2446

baruch@bkrea.com



Contact

Bob Knakal

Chairman & CEO

[917.509.9501](tel:917.509.9501)

bk@bkrea.com

Baruch Edelkopf

Managing Director

[646.919.2446](tel:646.919.2446)

baruch@bkrea.com

Joseph Tawil

Senior Associate

[732.697.8262](tel:732.697.8262)

joseph.tawil@bkrea.com



BKREA

341 Myrtle Avenue

Exclusively Listed



Knakal Map Room, New York, NY 10018



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