



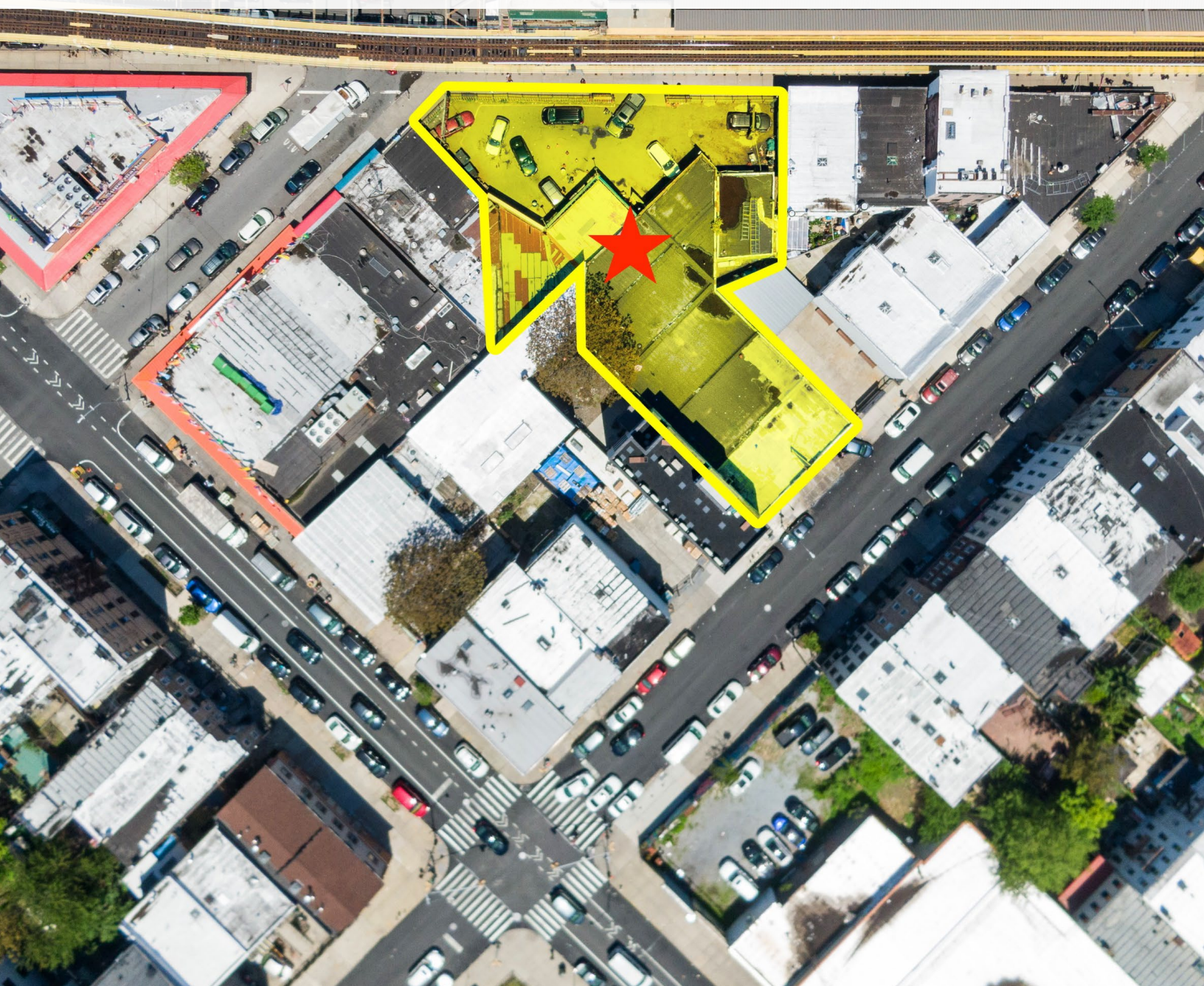
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Prime Bushwick Residential/ Mixed Use Development Site

1518 Myrtle Ave - 1519 Gates Ave
Brooklyn, NY 11237

Asking: \$8,880,000





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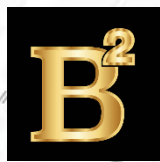
1518 Myrtle Ave, Brooklyn, NY 11237
Prime Bushwick Development Site
ASKING: \$8,880,000

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.

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.

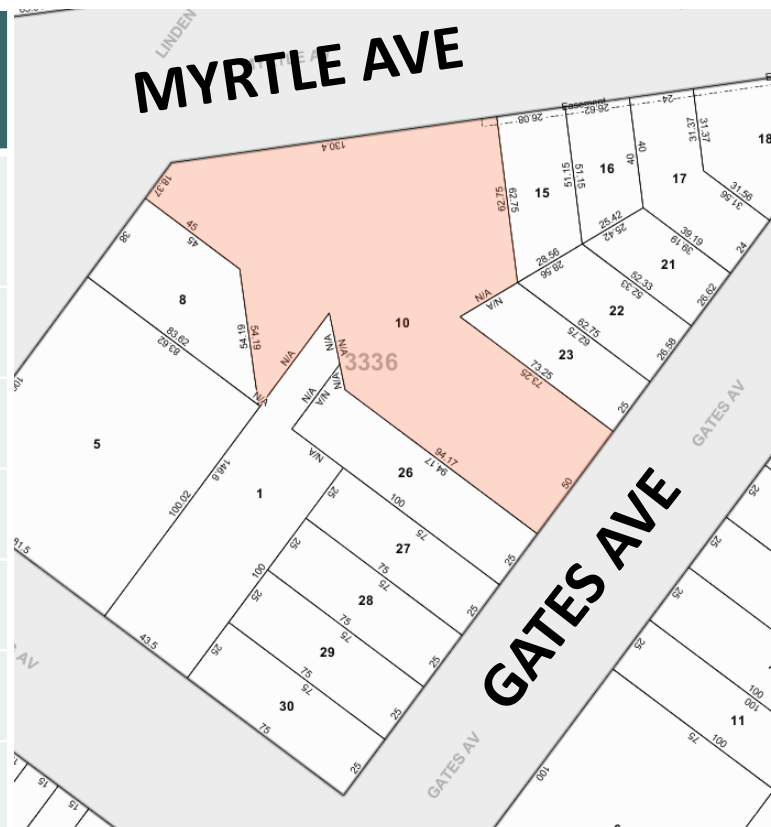


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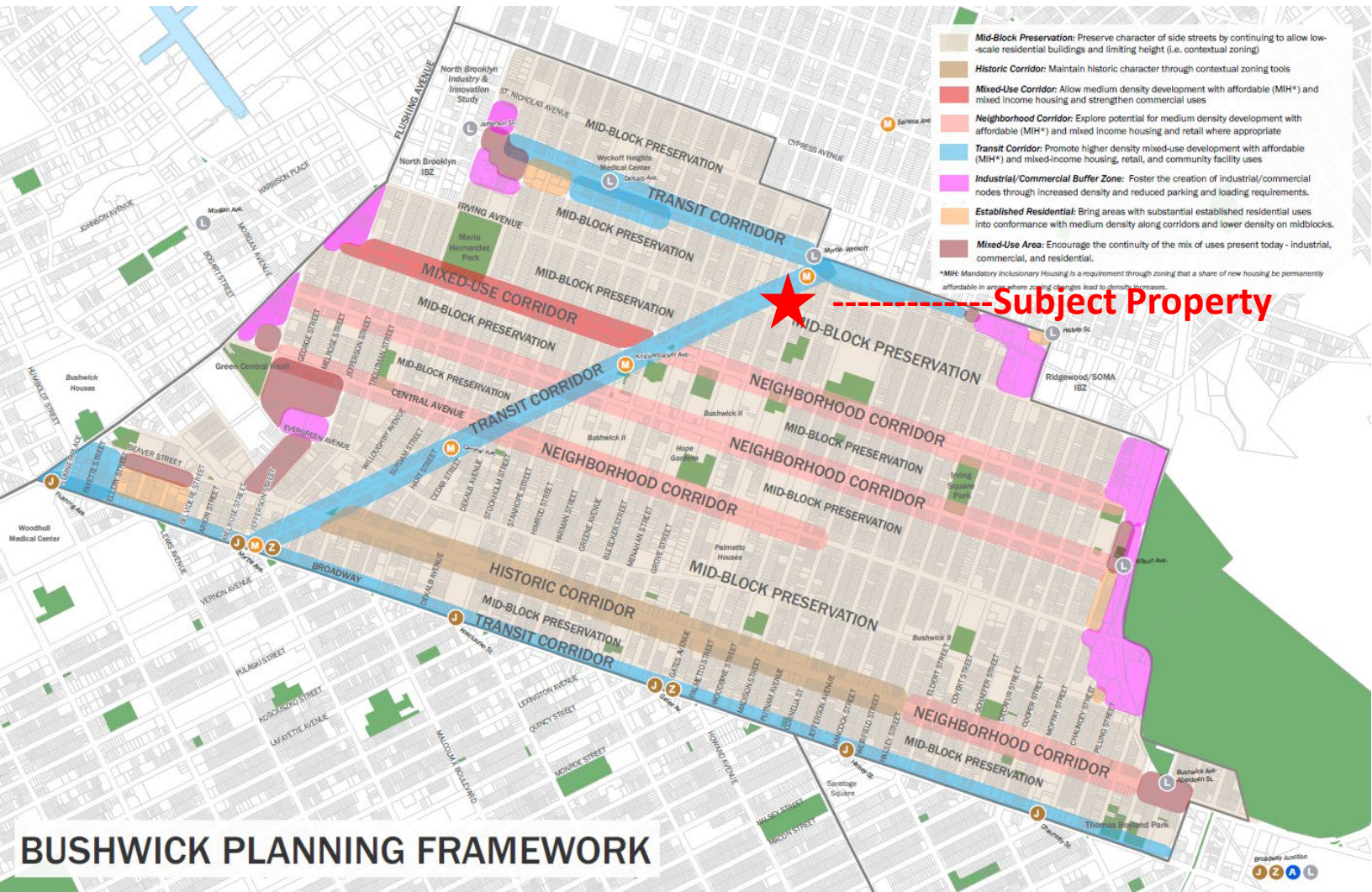
Property Information

Address	1518 Myrtle Ave, Brooklyn, NY 11237
Block & lot	03336-0010
Zoning	R6, C2-3
Lot Area	16,600 Sq Ft (Irr.)
Lot Frontage	130.4 ft
Lot Depth	126 ft
Tax	\$21,147.76



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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