

**5 Stuyvesant Ave - 984 Broadway,**  
Brooklyn, NY 11221

## Highlights

### Iconic Architecture

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### Steps from Myrtle Ave Express J/Z/M

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### Exclusive Single-User Building

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### Conversion/Ground Up Development Opportunity

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### Delivered vacant

## Executive Summary

Origin CRE.ai is pleased to present 5 Stuyvesant Avenue and 984 Broadway — two adjoining properties offering a total of 234 feet of wraparound frontage at the busy intersection of Stuyvesant Avenue, Broadway, and Vernon Avenue, right on the border of Bushwick and Bedford-Stuyvesant.

984 Broadway is a newly redeveloped two-story mixed-use building totaling 6,833 square feet, featuring two spacious three-bedroom apartments above a ground-floor retail space.

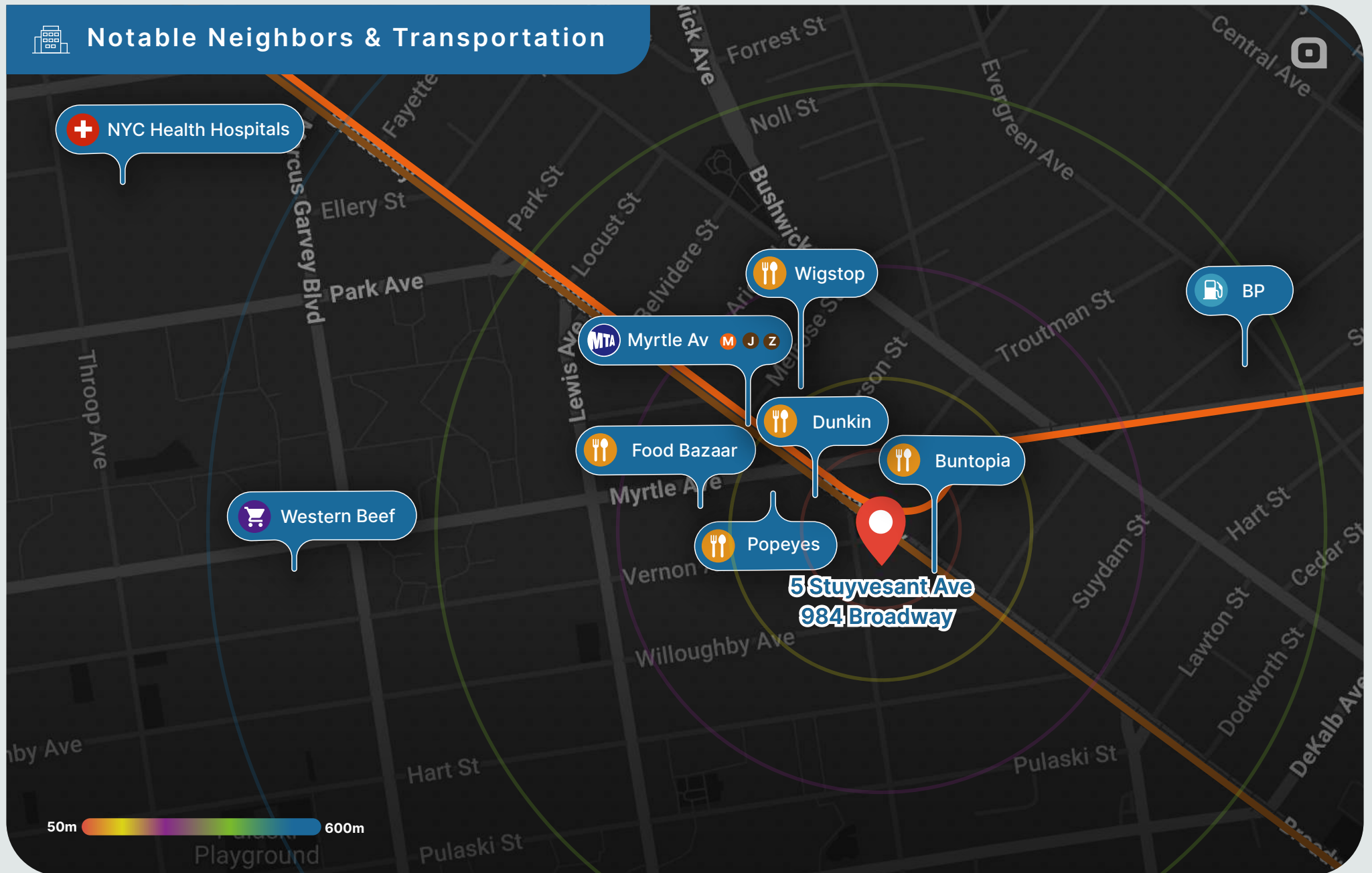
5 Stuyvesant Avenue is a three-story commercial property encompassing 11,592 square feet. The building, formerly a bank, features soaring 45-foot ceiling heights in its central rotunda — an impressive architectural feature ideal for adaptive reuse as a restaurant, event venue, nightlife concept, or boutique retail experience.

Previously there were plans for a seven-story mixed-use development at 984 Broadway by transferring air rights from 5 Stuyvesant Avenue and combining them with existing excess development rights.

Both sites are zoned C4-4L (R7A equivalent), please perform your own due diligence regarding zoning and buildable square feet.



## Notable Neighbors & Transportation



## Property Information

	5 Stuyvesant Avenue	984 Broadway	Total
Address	5 Stuyvesant Avenue	984 Broadway	
BBL	1590/4	1590/9	
Opportunity Zone	-	-	-
Historic District	-	-	-
Lot Dimensions	(75' x 75') Irr	(52.37' x 63.25') Irr	Irr
Lot Size	5,552 SF	3,527 SF	9,079 SF
Building Dimensions	(75' x 75') Irr	(26' x 85')	-
Building Size	11,592 SF	6,833 SF	18,425 SF
Floors	4 Floors	2 Floors	
Units	1 Total Units 0 Residential Unit(s) 1 Commercial Unit(s)	3 Total Units 2 Residential Unit(s) 1 Commercial Unit(s)	4 Total Units 2 Residential Unit(s) 2 Commercial Unit(s)
Zoning	C4-4L, R7A	C4-4L, R7A	C4-4L, R7A
Tax Class	4	4	4
Real Estate Tax Assessment (24/25)	\$456,030	\$659,013	\$1,115,043
Tax Rate (24/25)	10.592%	10.592%	10.592%
Actual RE Taxes (24/25)	\$48,303	\$69,803	\$118,105

## Development Potential

	5 Stuyvesant Avenue	984 Broadway	Total
Lot Dimensions	(75' x 75') Irr	(52.37' x 63.25') Irr	Irr
Lot Size	5,552 SF	3,524 SF	9,079 SF
Zoning	C4-4L, R7A	C4-4L, R7A	C6-2A
FAR	3.45x	3.45x	3.45x
FAR (IH Bonus)	4.60x	4.60x	4.60x
Max ZFA	19,154 SF	12,158 SF	31,311 SF
Max ZFA (IH Bonus)	25,539 SF	16,210 SF	41,749 SF
Remaining ZFA	13,947 SF	9,377 SF	23,324 SF





## Space Information

5 Stuyvesant Ave

### Square Footage

Ground: 5,625 SF  
Lower Level: 5,625 SF  
Upper floors: 3,000 SF  
Terrace: 1,024 SF

Total Size: **~15,274 SF**

### Space Type

Retail

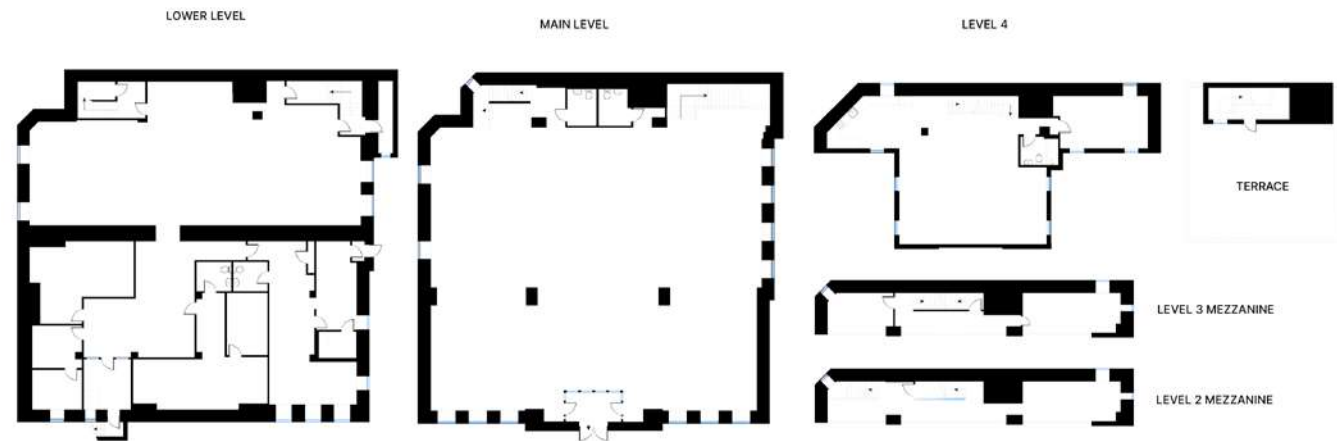
### Existing Build Out

- Elevator shaft in place — ideal for vertical redevelopment
- 1.5" marble slab beneath existing wood floors — adds timeless value
- Expansive open floor plan with minimal columns
- Flexible interiors with mostly sheetrock walls, easy to reconfigure or remove
- Soaring 20' ceilings
- 200 AMP, 3 Phase
- There is Gas
- There is Venting

### Additional Features

- Just steps from the Myrtle Ave J/Z subway station, serving 10 million riders annually

## FloorPlan







## Space Information

984 Broadway

### Square Footage

Ground: 3,500 SF  
Mezzanine: 1,000 SF

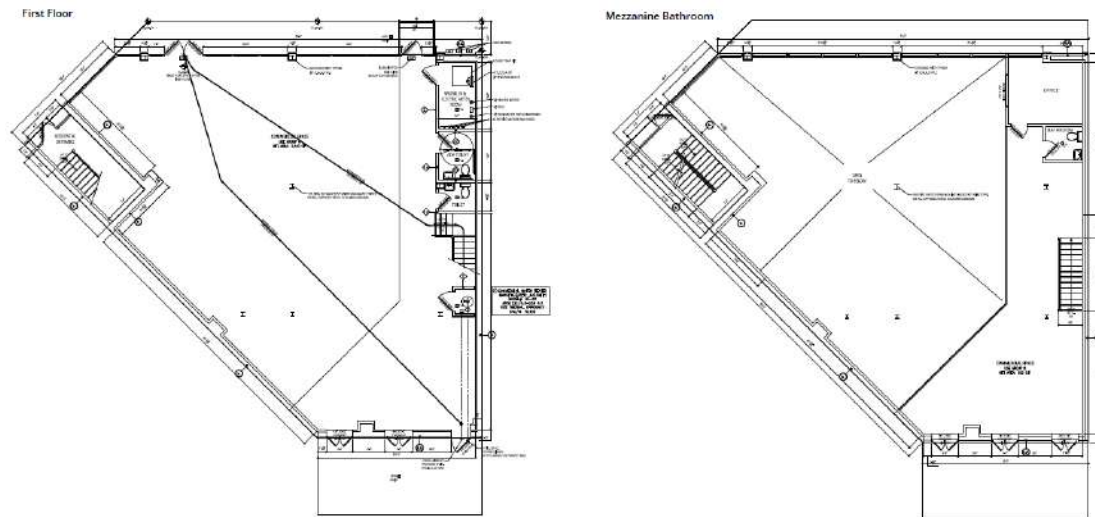
### Utilities

- 200 AMP, 3 Phase
- There is gas
- There is venting

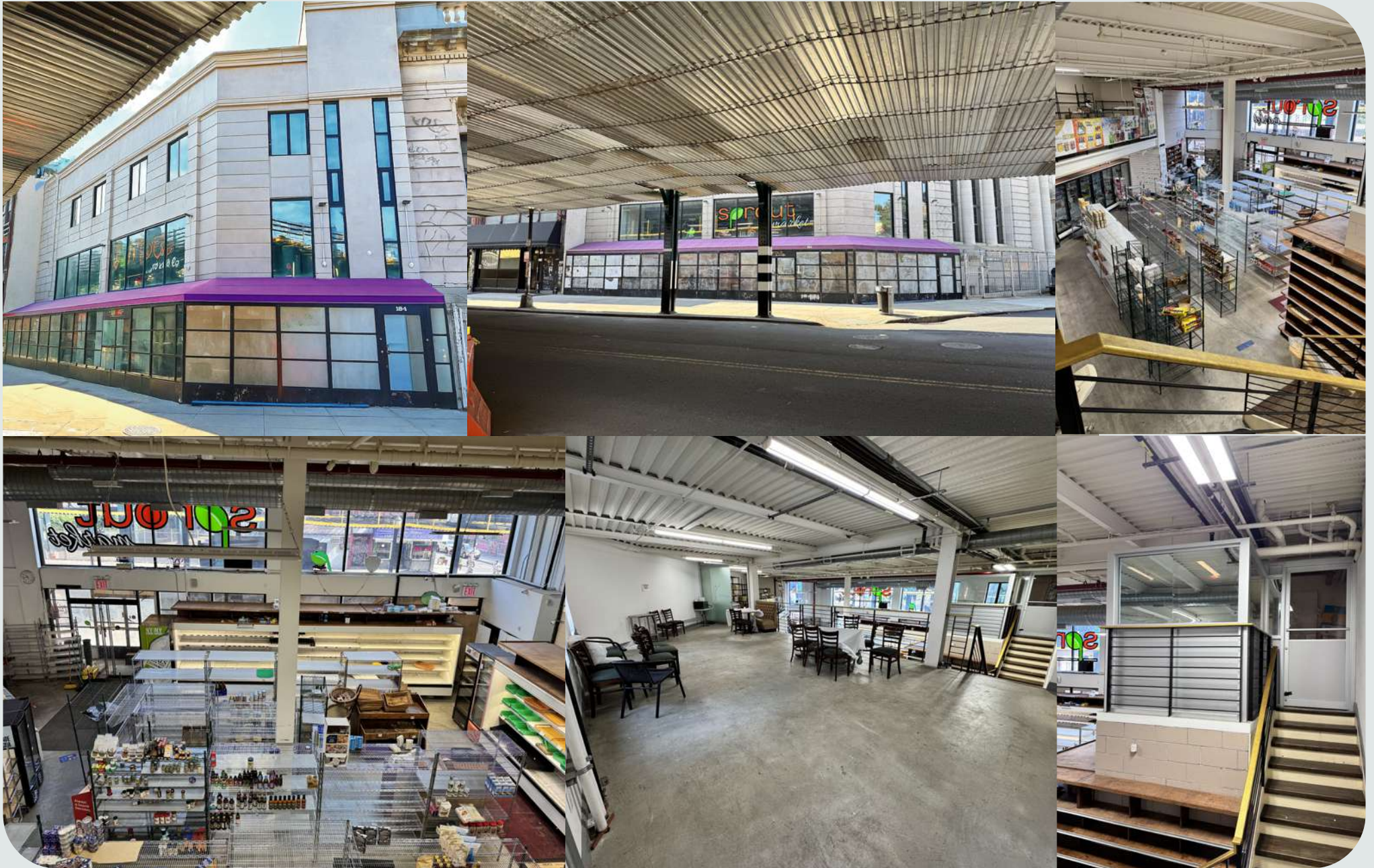
### Existing Build Out

- Brand new pizza oven which was never used
- Refrigerated walk in box

## FloorPlan











## Space Information

Parking

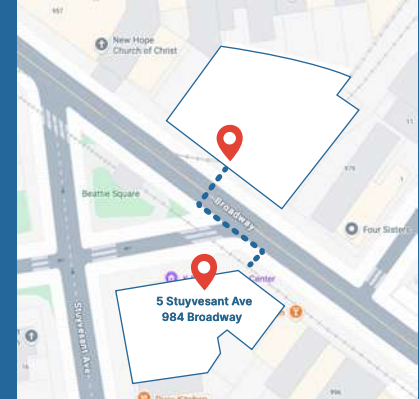
### Address

Block 3193  
(Across the street)

### Lot

17 = 2,070 SF  
18 = 3,425 SF  
20 = 1,675 SF  
120 = 1,575 SF  
21 = 1,475 SF  
121 = 1,370 SF  
22 = 1,925 SF

Total = 13,515 SF



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