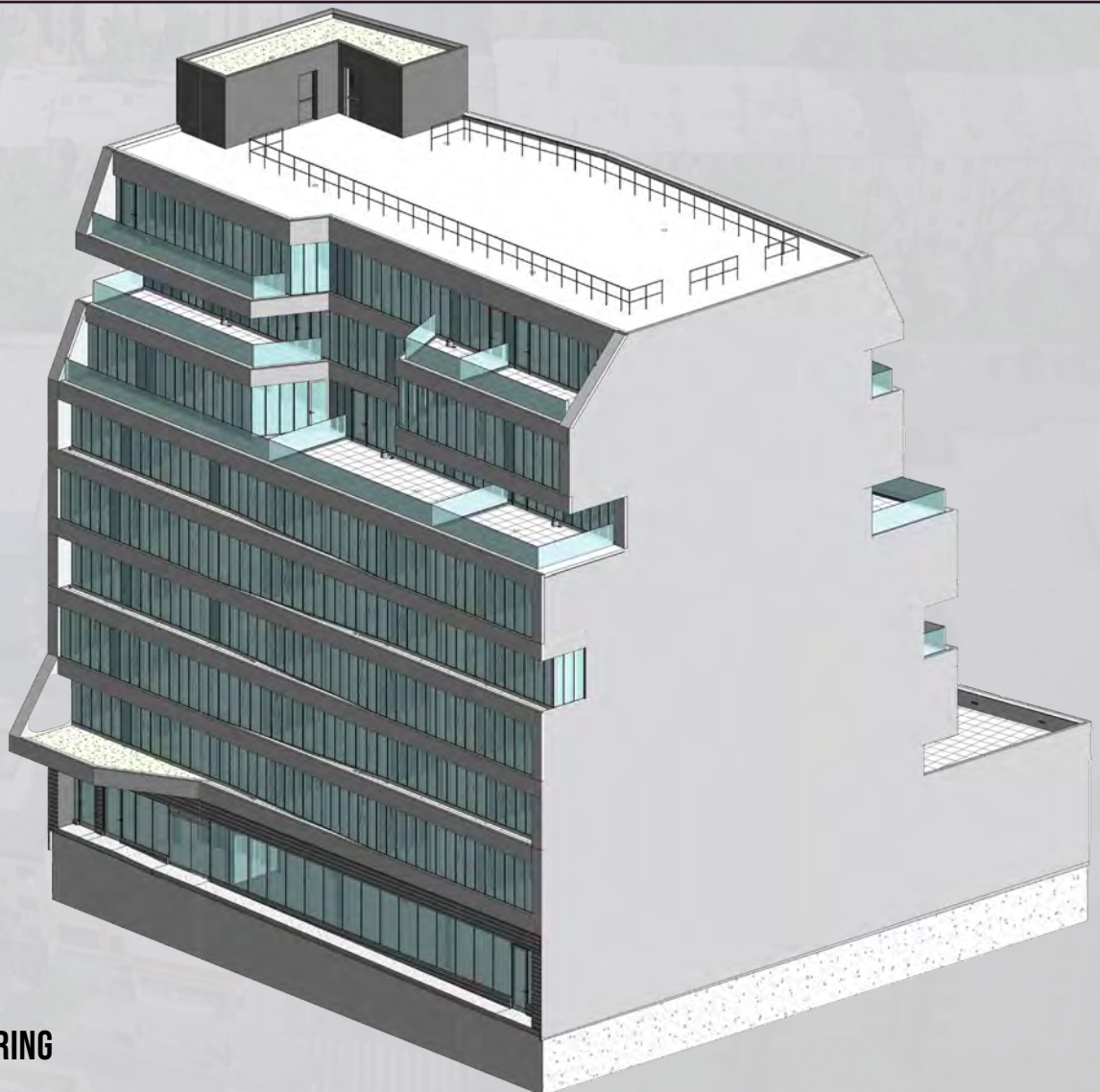


476

MARCUS GARVEY BOULEVARD

BROOKLYN
NEW YORK 11216

DEVELOPMENT SITE WITH PRE-APPROVED PLANS



RENDERING

ASKING PRICE: \$14,000,000



EXECUTIVE SUMMARY

INTRODUCTION

Cushman & Wakefield has been exclusively retained by ownership to offer for sale a residential development site with pre-approved plans at 476 Marcus Garvey Boulevard, in the Stuyvesant Heights section of Bedford Stuyvesant, Brooklyn, NY. (the “Property”, “Site” or “Offering”). It is located between Fulton and Decatur Streets and a six-minute walk to the Kingston/Throop Avenues subway station. Numerous museums, parks and popular eateries are within a short walking distance. Many newly built luxury residences are on the neighboring blocks, including next door.

The lot is approx. 9,080 square feet. The development calls for 61,687 SF Gross Floor Area. Approved for 47 residential units plus a FRESH Program supermarket to be located on the first floor and part of the cellar. The Site is currently improved by a one-story supermarket and will be delivered vacant.

A lease with an established supermarket operator will be executed simultaneously with the sale of Property.

FOR MORE INFORMATION, PLEASE CONTACT:

CAPITAL MARKETS CONTACTS:

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PROPERTY INFORMATION

Address:	476 Marcus Garvey Blvd. Brooklyn, NY 11216
Submarket:	Bedford Stuyvesant
Block/Lot:	1859/24
Lot Dimensions:	100' x 100' x 101' x 78' approx.
Lot SF:	9,079.59 SF approx.

ZONING INFORMATION

Zoning:	R6A w/C2-4 overlay
Gross Floor Area per Approved Plans:	61,687 SF
Residential Zoning Floor Area:	35,046 SF
Commercial Leasable Zoning Area:	7,885 SF
Commercial Leasable Non Zoning Area:	1,987 SF

Zoning Analysis & Plans provided upon request.
Lease for all commercial space to be executed at closing.

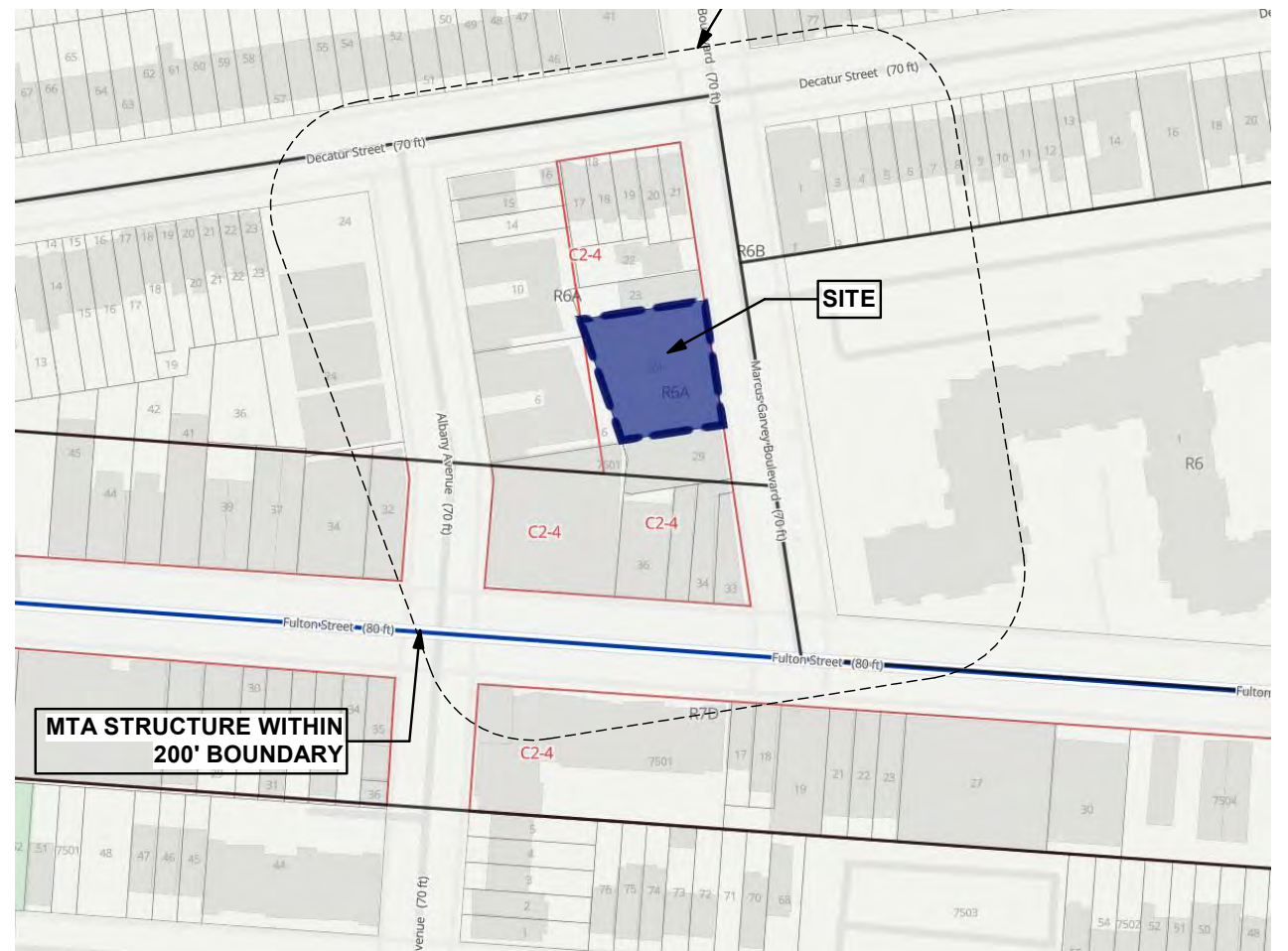
NYC FINANCIAL INFORMATION (25/26)

NYC Taxable Assessed Value (2025/2026):	\$544,670
Tax Class:	4 - Commercial or Industrial
Tax Rate:	10.762%
Annual Property Tax:	\$58,617.39

Tax Abatement Pending.



ZONING INFO FROM PRE-APPROVED PLANS

[illegible]

ENLARGED ZONING MAP

4

[illegible]

NOTE: This study is conceptual and requires further studies to verify all zoning regulations and floor area calculations. No zoning analysis is final until construction documents are prepared and reviewed by DOB.

LOCATION OVERVIEW

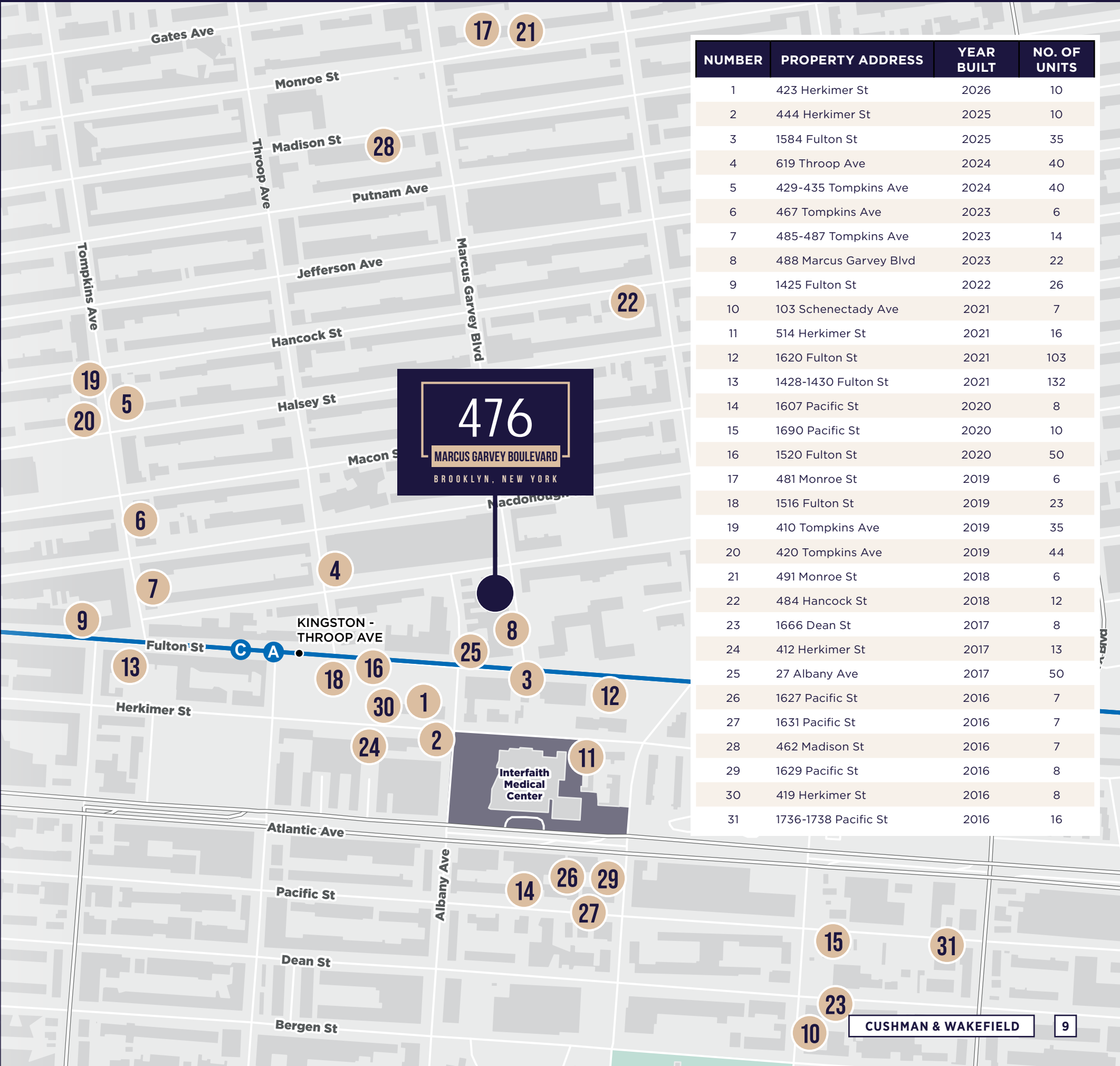
BEDFORD-STUYVESANT

Bedford-Stuyvesant — often called Bed-Stuy — is a large, historic neighborhood in the north-central part of Brooklyn, New York City, known for its rich African American heritage, beautiful brownstone architecture, and vibrant community culture.

Bounded by Flushing Avenue (near Williamsburg) to the north, Atlantic Avenue to the south, Broadway (near Bushwick) to the east and Classon Avenue (near Clinton Hill) to the west.

Known for its brownstone-lined streets — particularly on Stuyvesant Avenue, MacDonough Street, and Hancock Street — many blocks are now landmarked. (476 Marcus Garvey Blvd. is NOT landmarked). Bed-Stuy has a growing arts scene, with galleries, street murals, performance spaces, and community events like the annual Bed-Stuy Alive! Festival.

Since the 2000s, Bed-Stuy has experienced rapid gentrification — with rising real estate prices, new cafes, boutiques, and an influx of younger professionals (many from Manhattan and elsewhere). Despite this, it remains one of the most culturally authentic and community-driven areas of Brooklyn. Bed-Stuy’s brownstones are highly sought after, and prices have increased significantly, though there is still a mix of income levels and housing types. There have been a larger number of new residential buildings developed recently. See map provided. You will see a blend of old Brooklyn charm and new creative energy with both long-time residents and newer arrivals coexisting, often with a strong sense of local pride.



NUMBER	PROPERTY ADDRESS	YEAR BUILT	NO. OF UNITS
1	423 Herkimer St	2026	10
2	444 Herkimer St	2025	10
3	1584 Fulton St	2025	35
4	619 Throop Ave	2024	40
5	429-435 Tompkins Ave	2024	40
6	467 Tompkins Ave	2023	6
7	485-487 Tompkins Ave	2023	14
8	488 Marcus Garvey Blvd	2023	22
9	1425 Fulton St	2022	26
10	103 Schenectady Ave	2021	7
11	514 Herkimer St	2021	16
12	1620 Fulton St	2021	103
13	1428-1430 Fulton St	2021	132
14	1607 Pacific St	2020	8
15	1690 Pacific St	2020	10
16	1520 Fulton St	2020	50
17	481 Monroe St	2019	6
18	1516 Fulton St	2019	23
19	410 Tompkins Ave	2019	35
20	420 Tompkins Ave	2019	44
21	491 Monroe St	2018	6
22	484 Hancock St	2018	12
23	1666 Dean St	2017	8
24	412 Herkimer St	2017	13
25	27 Albany Ave	2017	50
26	1627 Pacific St	2016	7
27	1631 Pacific St	2016	7
28	462 Madison St	2016	7
29	1629 Pacific St	2016	8
30	419 Herkimer St	2016	8
31	1736-1738 Pacific St	2016	16

NEIGHBORHOOD OVERVIEW

STUYVESANT HEIGHTS

Stuyvesant Heights is one of the most historic and architecturally beautiful sections of Bedford-Stuyvesant (Bed-Stuy) in Brooklyn. It is a distinct neighborhood-within-a-neighborhood — known for its brownstone-lined streets, landmarked blocks, and deep cultural history that ties together old Brooklyn elegance with strong African American heritage. It is basically the southern part of Bedford-Stuyvesant, and many locals treat it as its own neighborhood due to its strong identity and landmark status.

The Stuyvesant Heights Historic District was first designated by the NYC Landmarks Preservation Commission in 1971 (and later expanded in 2013). This area is one of New York City's earliest landmarked neighborhoods. Rows of 19th-century brownstones in Romanesque Revival, Queen Anne, and Neo-Grec styles. Elegant tree-lined streets like MacDonough Street, Decatur Street, and Hancock Street, are often used in film and photography for their classic Brooklyn feel. Many homes were built between 1870 and 1900, originally for the city's growing middle class. A lot of the original brownstones have been restored, and the area is prized for its architectural integrity and historic character.

Stuyvesant Heights is quieter and more residential than the busier parts of Bed-Stuy, with a keen sense of local pride and neighborliness. In recent years, it has attracted new residents — artists, professionals, and families — drawn by its architecture and proximity to Manhattan. Residents and visitors enjoy cafés & restaurants such as Saraghina, Peaches, Chez Oskar, and Brown Butter — all favorites for brunch and dinner. The shops and nightlife are more low-key than neighboring Bushwick or Crown Heights; local spots emphasize comfort, creativity, and community. It is a 20-25 minutes commute to Downtown Brooklyn or 35-40 to Lower Manhattan.

AMENITIES

- Museum
- Park
- Subway Stops
- NYC Bus Routes



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