

VACANT LOT | BEDFORD STUYVESANT

**610 MARCY AVENUE  
BROOKLYN, NY 11206**



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# Property Description

The Oyo Team of Compass Real Estate has been retained on an exclusive basis to arrange the sale of 610 Marcy Avenue, a vacant lot between Willoughby Ave and Hart Street in the Bedford Stuyvesant neighborhood of Brooklyn. The subject parcel is 30 ft x 100 ft, zoned R7A residential with a C2-4 commercial overlay. Investors have the flexibility to build residential (+ voluntary inclusionary housing), mixed-use residential + commercial, or community facility projects.



## Prime Positioning

The lot sits adjacent to a NYC Public Garden—in a rapidly developing section of Brooklyn. The permanent green space (that can't be built on), enhances light, air, and curb appeal for any future development. This rare advantage elevates any design plan.

## Connected & Convenient

Easy access to G, J/M/Z, and C trains plus multiple high-traffic retail corridors along Myrtle, Bedford, Nostrand, Dekalb, and Broadway. Bed-Stuy YMCA, Pratt Institute, and Herbert Von King Park—are all within easy walking distance.



# Property Overview

22

Max. Number of  
Dwellings  
*\*DU Factor: 680Sf*

5.01

Residential FAR  
*\*with V.I.H Factor*

115'

Max. Height

2.00

Commercial FAR

4.00

Community FAR



15,030

Max. Buildable  
Square Feet

3,000

Square Foot Lot

R7A/C2-4

Residential Zoning District



# Financial Overview + Condo Outlook

\$5.0M

Price

No

Mandatory  
Inclusionary Housing

15,030

Max. Buildable Square Feet

\$4,098

Average New Dev. Rental  
1 - 2 Bed Unit

\$333

Price per BSF

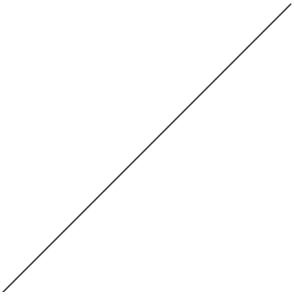
\$25,222

Annual Taxes

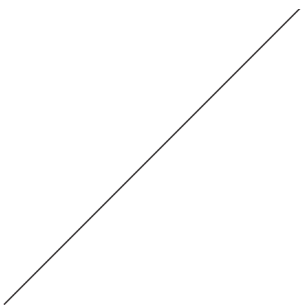
\$810,065

Average New Dev. Sale  
1 - 2 Bed Unit





UNLEASH YOUR VISION  
OF A NEW BROOKLYN





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# 610 Marcy Avenue

Situated at the intersection of Marcy Ave and Willoughby Ave, this prime Bedford-Stuyvesant 'quasi corner lot' development site offers an exceptional opportunity in one of Brooklyn's most dynamic and rapidly evolving neighborhoods. The location benefits from strong residential demand, an active retail corridor, excellent transit access, and flexible zoning that supports community, commercial and residential projects both as-of-right and inclusionary bonus development scenarios.

## Development Potential

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- **Mixed-Use Development**

The site's zoning allows for a mid-rise mixed-use building with ground-floor commercial, optional community facility, and upper-floor residential units. The inclusionary housing bonus adds valuable density, increasing buildable square footage by more than 3,000 SF and enhancing overall project economics.

- **Residential Development**

A residential-only configuration could deliver up to 15,030 BSF and a unit mix of 20–26 apartments, including affordable and market-rate components. Roof deck amenities can further elevate rental and resale value.

- **Retail Activation**

The C2-4 commercial overlay enables a vibrant ground floor — ideal for café, restaurant, or neighborhood-serving retail. Marcy Avenue frontage provides visibility, walkability, and potential for strong foot traffic.



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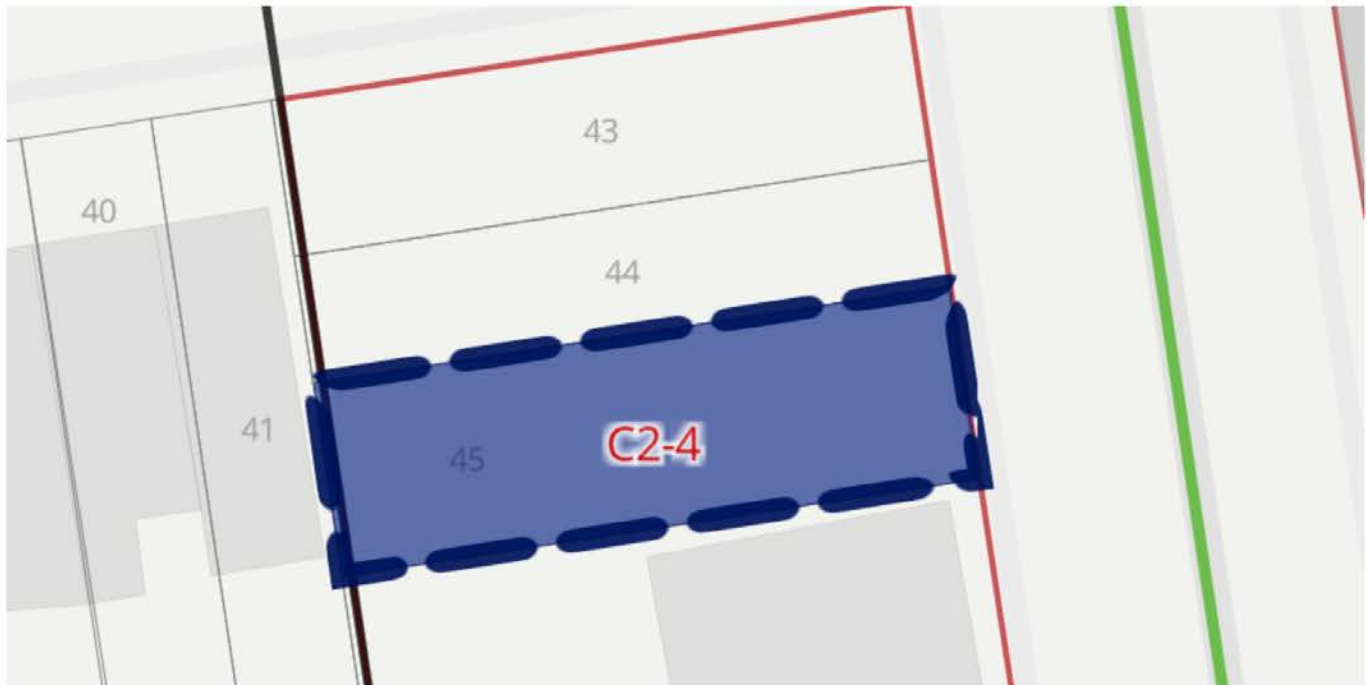


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# 610 Marcy Avenue

Residential Zoning Districts: R7A w/ C2-4 commercial overlay

Preliminary Zoning Study | Brooklyn Block 01766 | Lot 0045

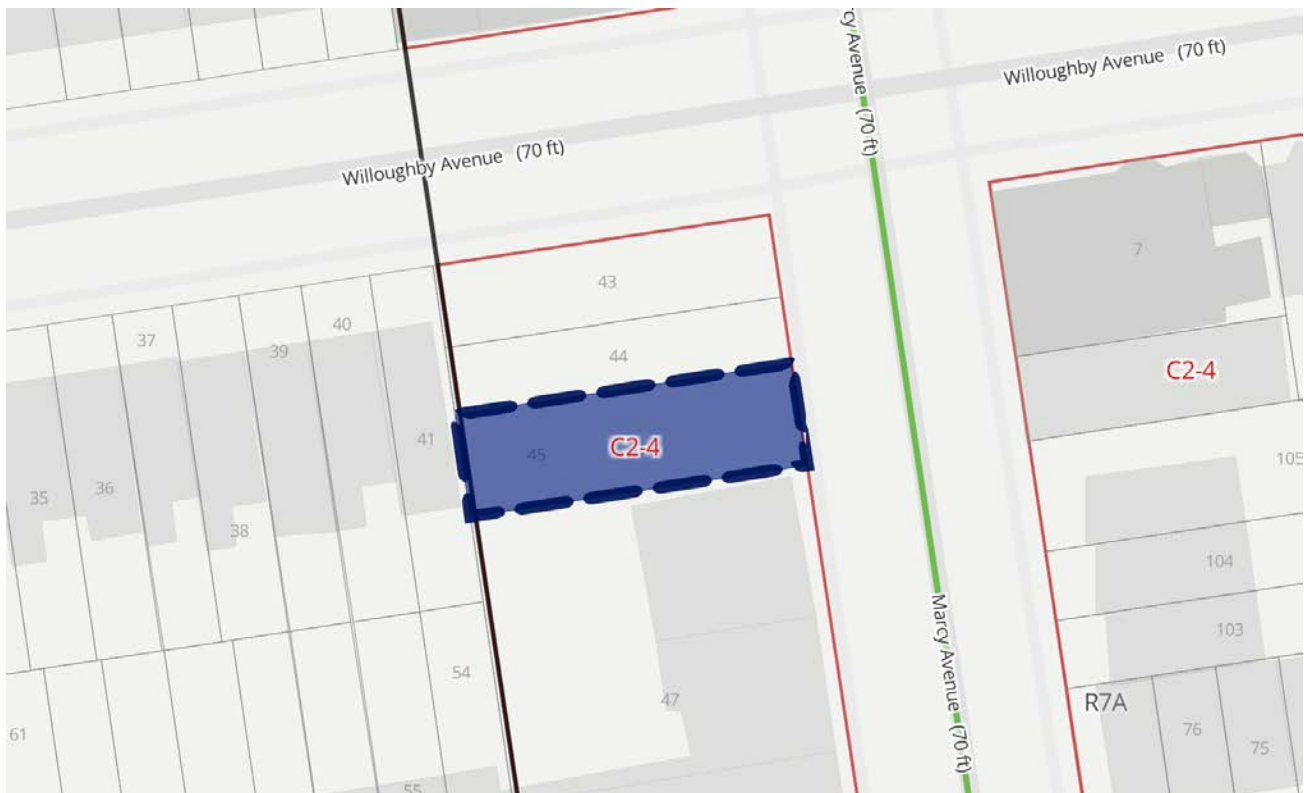


## Zoning Notes and Assumptions

1. Existing Lot Area = 30' x 100' or 3,000 SF
2. Residential FAR = 4.00 (as-of-right)
3. Residential FAR = 5.01 with Voluntary Inclusionary Housing Bonus
4. Maximum Lot Coverage = 80%, which limits building footprint to 80% x 3000sf = 2400sf
5. Maximum Floor Area (assuming only Residential) = 5.01 x 3,000sf = 15,030SF
6. Dwelling Unit Factor = 680sf
7. Maximum Dwelling Units (DU) = 15,030SF / 680SF = 22 Dwellings
8. Parking Requirement Factor for R7A = 50% for standard dwelling units and 0% for Inclusionary Housing dwelling units
9. Maximum Commercial FAR = 2.00
10. Maximum Community Facility FAR = 4.00
11. Minimum Base Height = 40'
12. Maximum Base Height = 85'
13. Minimum setback above base height = 15'
14. Maximum Building Height = 115'
15. Required Front Yard = N/A (street wall)
16. Required Rear Yard = N/A (windows req.)
17. Required Side Yard = N/A (or 5' minimum)

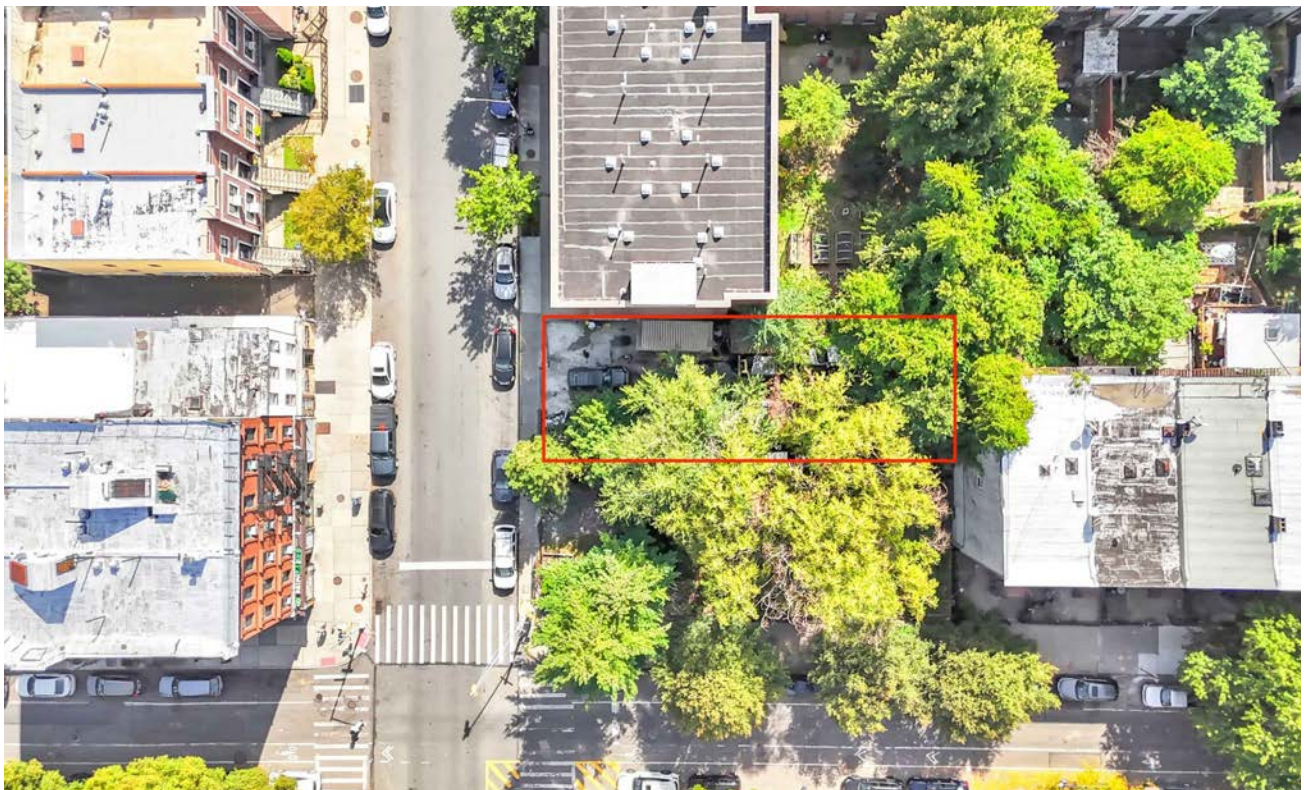
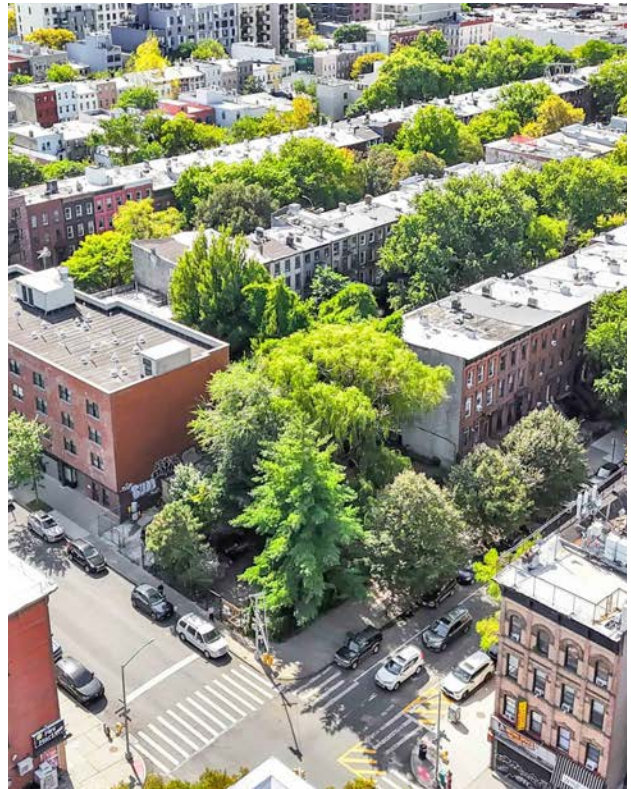
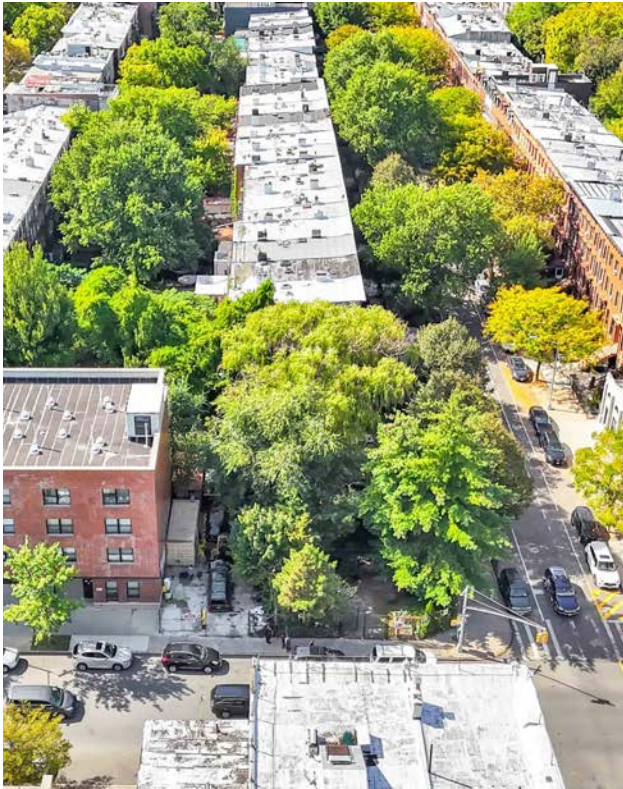
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# Zoning Landscape





# Aerial Views





# Street Views

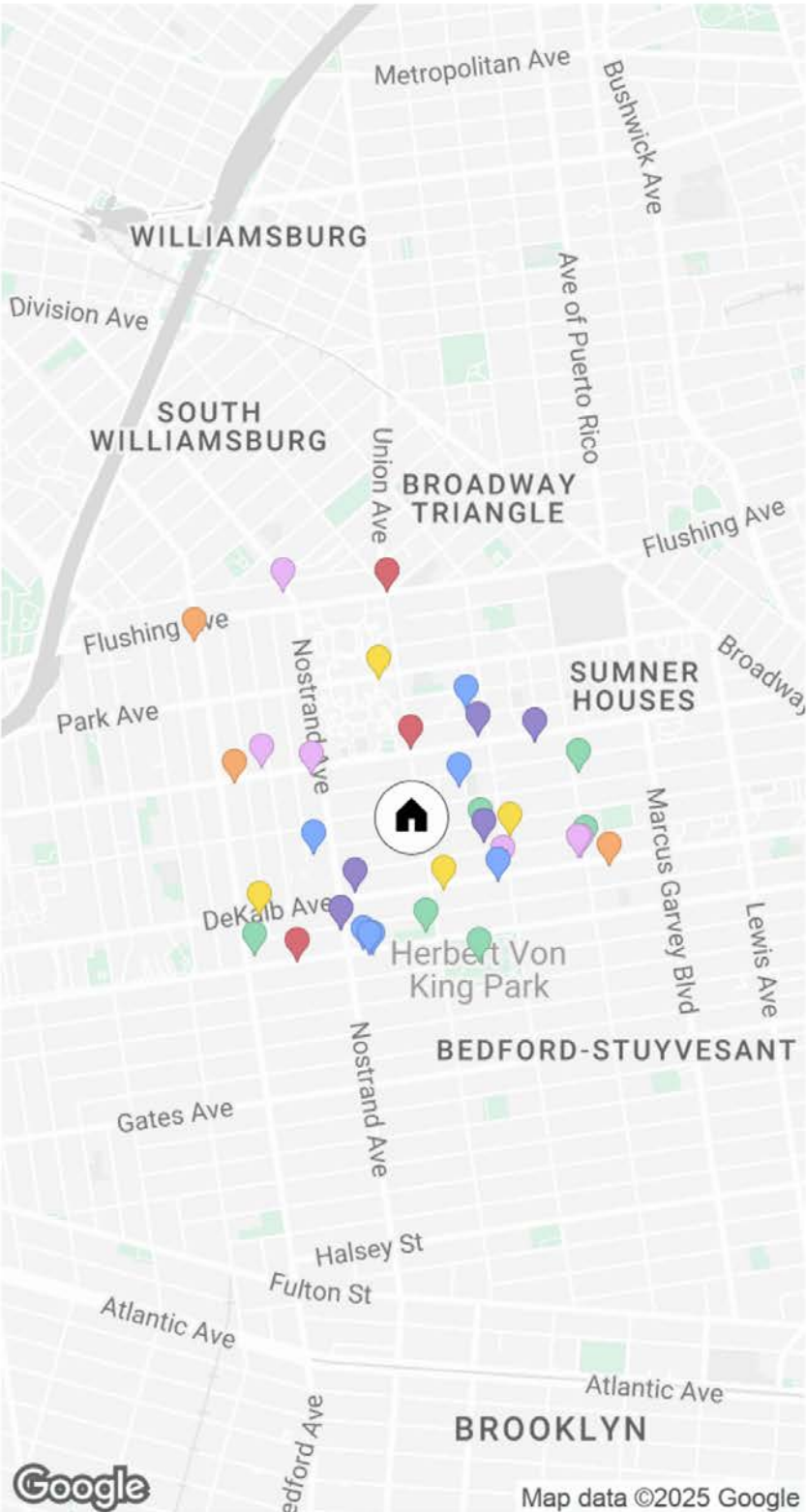




# 610 Marcy Avenue

Bedford-Stuyvesant

## NEIGHBORHOOD POINTS OF INTEREST



- SCHOOLS**
- Brooklyn Charter School, 0.11mi
  - P.S. 54 Samuel C Barnes, 0.20mi
  - George H Murray Christian Academy, 0.20mi
  - Success Academy Bed-Stuy 1, 0.23mi
  - Dr CR Johnson Christian Academy, 0.27mi
  - Walk In Cove Christian Academy, 0.27mi
  - Urban Dove Charter School, 0.27mi

- PUBLIC TRANSIT**
- Myrtle-Willoughby Aves, 0.13mi
  - Bedford-Nostrand Aves, 0.35mi
  - Flushing Av, 0.43mi

- RESTAURANTS**
- 750 Myrtle Diner, 0.21mi
  - Mozzarella Kosher, 0.50mi
  - Rocco Pizza, 0.20mi
  - La Placita Oxaqueña, 0.30mi
  - Petisco Brazuca | Bed-Stuy, 0.33mi
  - New Hardee, 0.33mi

- PARKS**
- American Heart Garden, 0.13mi

- Banneker Playground, 0.22mi
- Herbert Von King Park, 0.30mi
- Tranquility Farm, 0.33mi
- Golden Harvest Garden, 0.33mi
- Whole Neighborhood Garden, 0.40mi

- GYMS**
- The Brooklyn Wellness Club, 0.15mi
  - The BeatBox Lifestyle LLC, 0.19mi
  - TyFitBit, 0.27mi
  - VITA Fitness and Wellness, 0.34mi

- ENTERTAINMENT**
- Brooklyn Public Library - Marcy Branch, 0.18mi
  - leitea, 0.14mi
  - Ava Beauty Lounge, 0.20mi
  - Myrtle Spa, 0.27mi
  - Heritage Tonsorial | Barber and Shave Parlor, 0.25mi
  - Lotus Threading Salon & Spa, 0.25mi

- GROCERY STORES**
- Chestnut Supermarket, 0.34mi
  - Bravo Supermarkets, 0.39mi
  - Hatzlacha Supermarket, 0.53mi

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# Comparable Lot Sales



**703 Myrtle Ave.      \$269/BSF**  
8,620SF LOT 40,169 BSF \$10.80M



**342 Franklin Ave.      \$262/BSF**  
2,990SF LOT 8,970 BSF \$2.35M



**1163 Fulton St.      \$167/BSF**  
2,560SF LOT 11,930 BSF \$1.99M



**102 Walworth St.      \$380/BSF**  
2,500SF LOT 2,500 BSF \$950K



**Parcel 01767-0066      \$481/BSF**  
2,600SF LOT 5,200 BSF \$2.50M



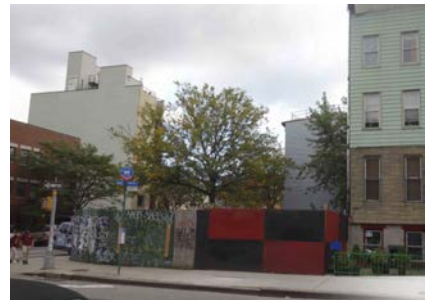
**622 Willoughby Ave      \$330/BSF**  
2,000SF LOT 4,000 BSF \$1.4M



**Parcel 01783-0070-72      \$251/BSF**  
4,775SF LOT 9,550 BSF \$2.40M



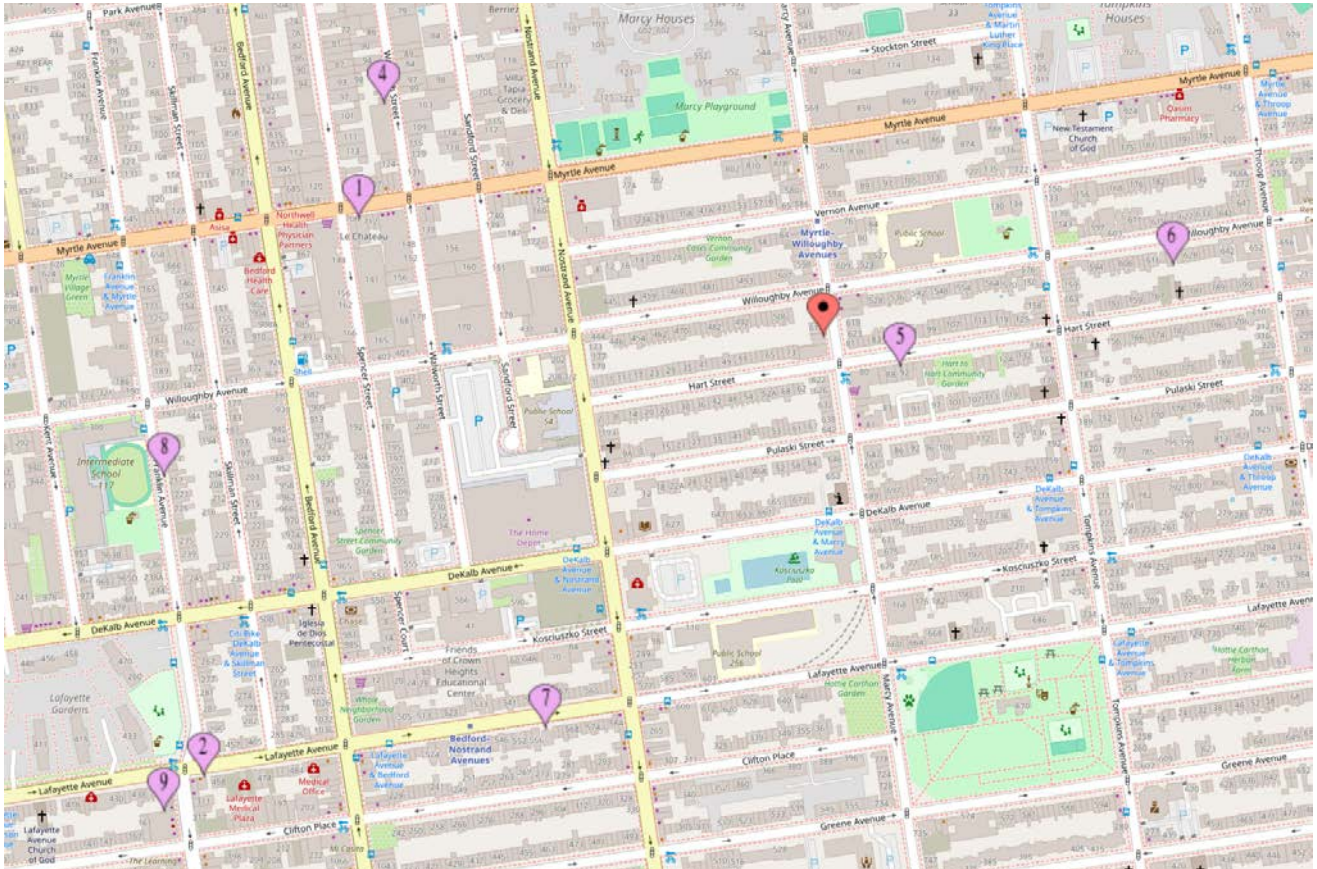
**209 Franklin Ave      \$340/BSF**  
2,500SF LOT 5,000 BSF \$1.70M



**446 A Lafayette Ave      \$358/BSF**  
1,480SF LOT 4,440 BSF \$1.59M



# Comparable Lot Sales Map



 **610 Marcy Avenue**

1. 703 Myrtle Avenue
2. 342 Franklin Avenue
3. 1163 Fulton Street
4. 102 Walworth Street
5. Parcel 01767-0066
6. 622 Willoughby Avenue
7. Parcel 01783-0070
8. 209 Franklin Avenue
9. 446 A Lafayette Avenue

# Recent New Development Sales

Address	Condo Size	Status	Price
230 Spencer St, #2	2 Bed / 2 Bath	Active	\$1,799,000
594 Marcy Ave, #PH2	2 Bed / 2 Bath	Sold	\$1,102,500
192 Spencer St, #3A	2 Bed / 2 Bath	In Contract	\$1,099,000
406 Greene Ave, #2	2 Bed / 1 Bath	Sold	\$1,080,000
312 Clifton Pl, #2	2 Bed / 1 Bath	Sold	\$1,060,000
406 Greene Ave, #3	1 Bed / 1 Bath	In Contract	\$995,000
156 Tompkins Ave, #1B	1 Bed / 1 Bath	Active	\$899,000
725 Lafayette Ave, #G	2 Bed / 1 Bath	Sold	\$890,553
191 Spencer St, #9A	1 Bed / 1 Bath	Sold	\$929,000
244 Franklin Ave, #6B	1 Bed / 1 Bath	Sold	\$785,000
627 Deklab Ave, #6F	1 Bed / 1 Bath	Active	\$799,000
689 Myrtle Ave, #5F	Studio / 1 Bath	Sold	\$890,000



# Recent New Development Rentals

Address	Type	Status	Price
445 Greene Ave, #1	1 Bed / 2 Bath	Active	\$8,500
332 Quincy Street, #1	2 Bed / 2 Bath	Rented	\$6,650
126 Sandford St, #1506	2 Bed / 2 Bath	Active	\$6,350
733 Myrtle Ave, #1506	2 Bed / 2 Bath	Active	\$6,350
702 Willoughby Ave, #1	2 Bed / 2 Bath	Rented	\$5,800
275 Nostrand Ave, #4	2 Bed / 2 Bath	Rented	\$4,750
126 Sandford St, #1414	1 Bed / 1 Bath	Active	\$4,585
594 Marcy Ave, #1B	1 Bed / 1 Bath	Rented	\$4,550
555 Lafayette Ave, #3	1 Bed / 1 Bath	Rented	\$4,500
195 Spencer St, #7A	1 Bed / 1 Bath	Rented	\$4,200
641 Dekalb Ave, #1	1 Bed / 1 Bath	Rented	\$3,995
586 Marcy Ave, #3A	2 Bed / 1 Bath	Rented	\$3,595

# Ready to make an offer?

## ☐ Complete the paperwork

All offers must be submitted in writing using the DocuSign process. This includes completing the 'Submit Offer Form' and required disclosures.

## ☐ Proof of financing and/or proof of funds

No offers will be considered without showing proof of funds.

## ☐ EMD requirement at contract

Once your offer is accepted, you will be required to submit an Earnest Money Deposit (EMD) of 10% at contract signing.

## ☐ Due diligence period

Prospective purchasers and their architects are strongly encouraged to conduct their own due diligence, including zoning analysis, buildable square footage verification, and all regulations.

## ☐ Closing

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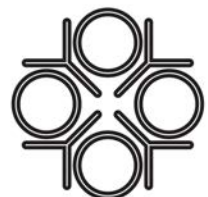
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We look forward to  
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