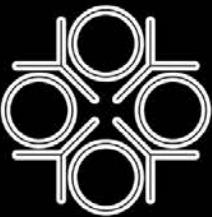


VACANT LOT | BEDFORD STUYVESANT

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'

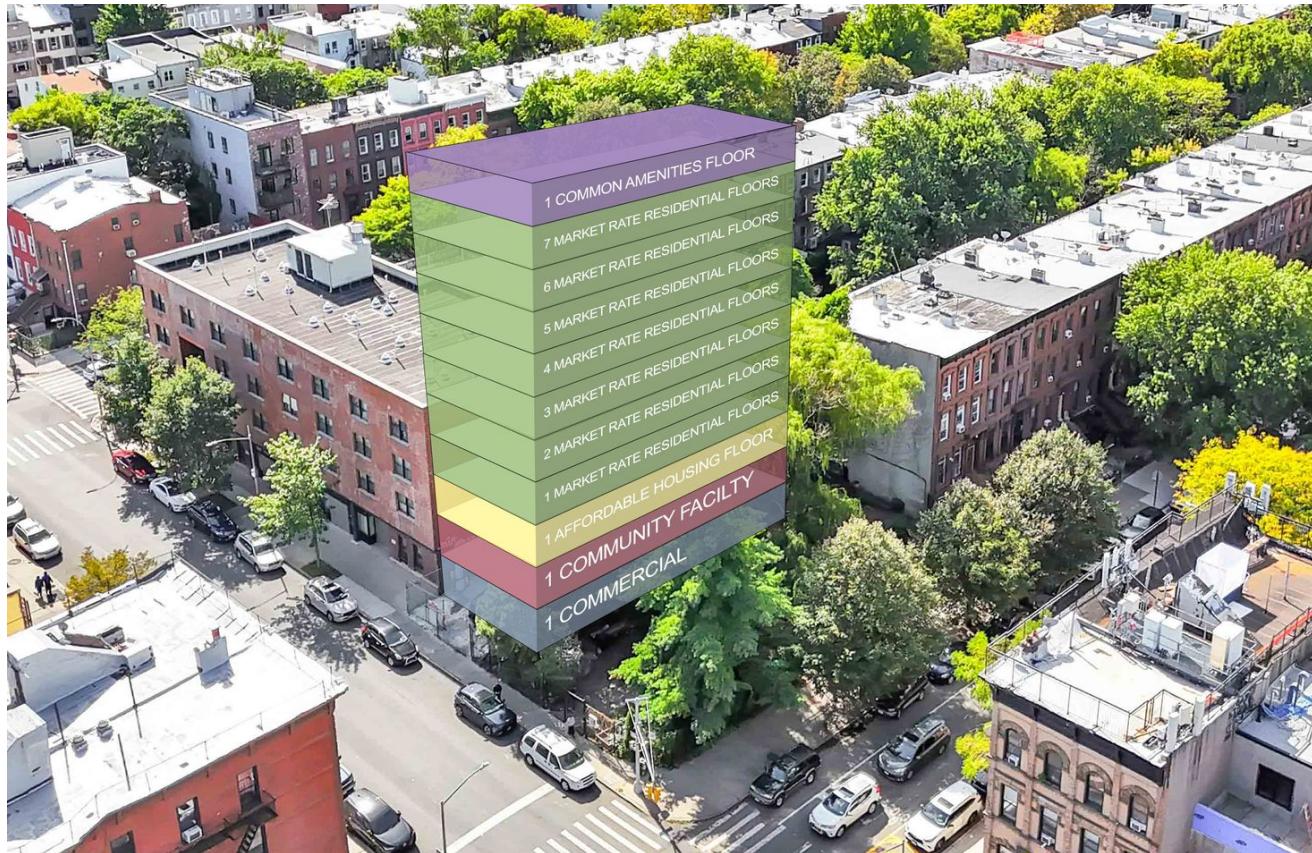
Max. Height

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

15,030

Max. Buildable Square Feet

\$333

Price per BSF

\$25,222

Annual Taxes

No

Mandatory
Inclusionary Housing

\$4,098

Average New Dev. Rental
1 - 2 Bed Unit

\$810,065

Average New Dev. Sale
1 - 2 Bed Unit





UNLEASH YOUR VISION
OF A NEW BROOKLYN



VACANT LOT | BEDFORD STUYVESANT

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

• 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

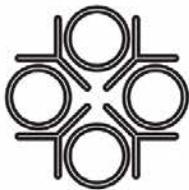
A residential-only configuration could deliver up to 15,030 BSF and a unit mix of 20–26 apartments, including affordable and market-rate components. Roof deck amenities can further elevate rental and resale value.

• 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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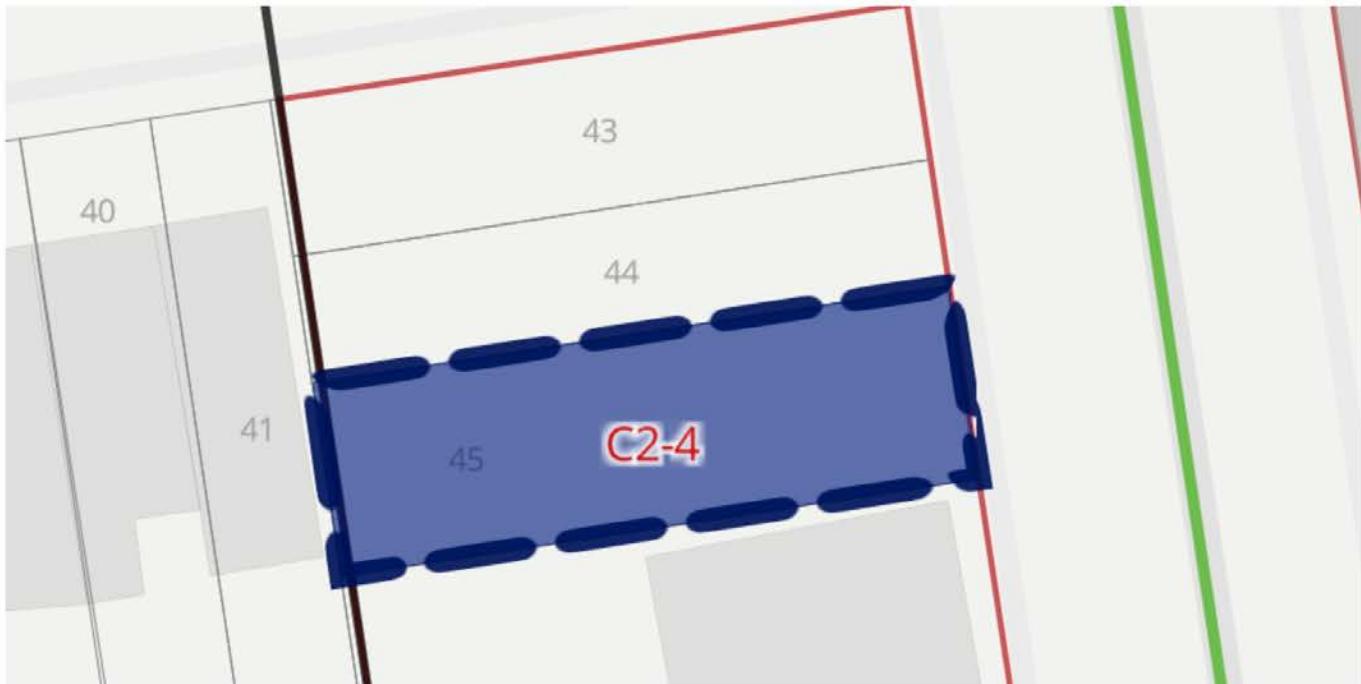


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610 Marcy Avenue

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

Preliminary Zoning Study | Brooklyn Block 01766 | Lot 0045

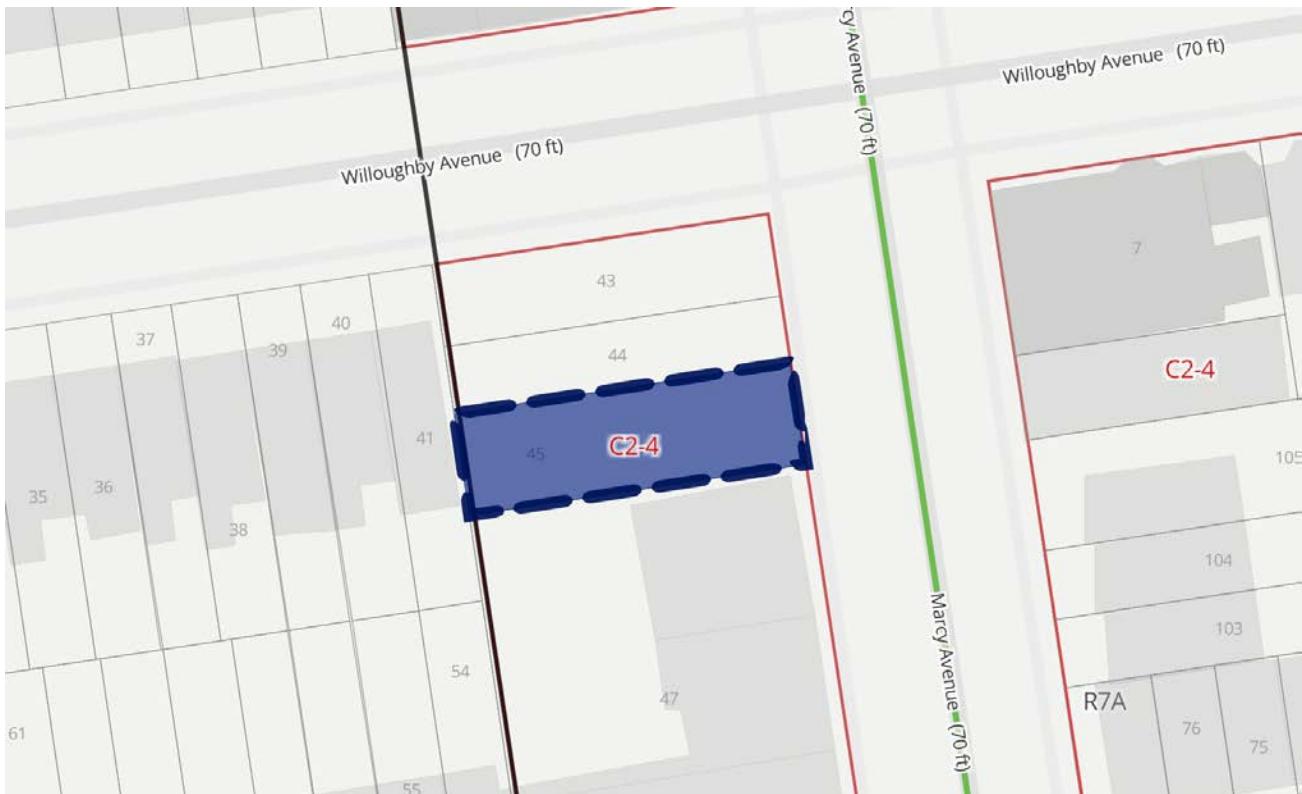


Zoning Notes and Assumptions

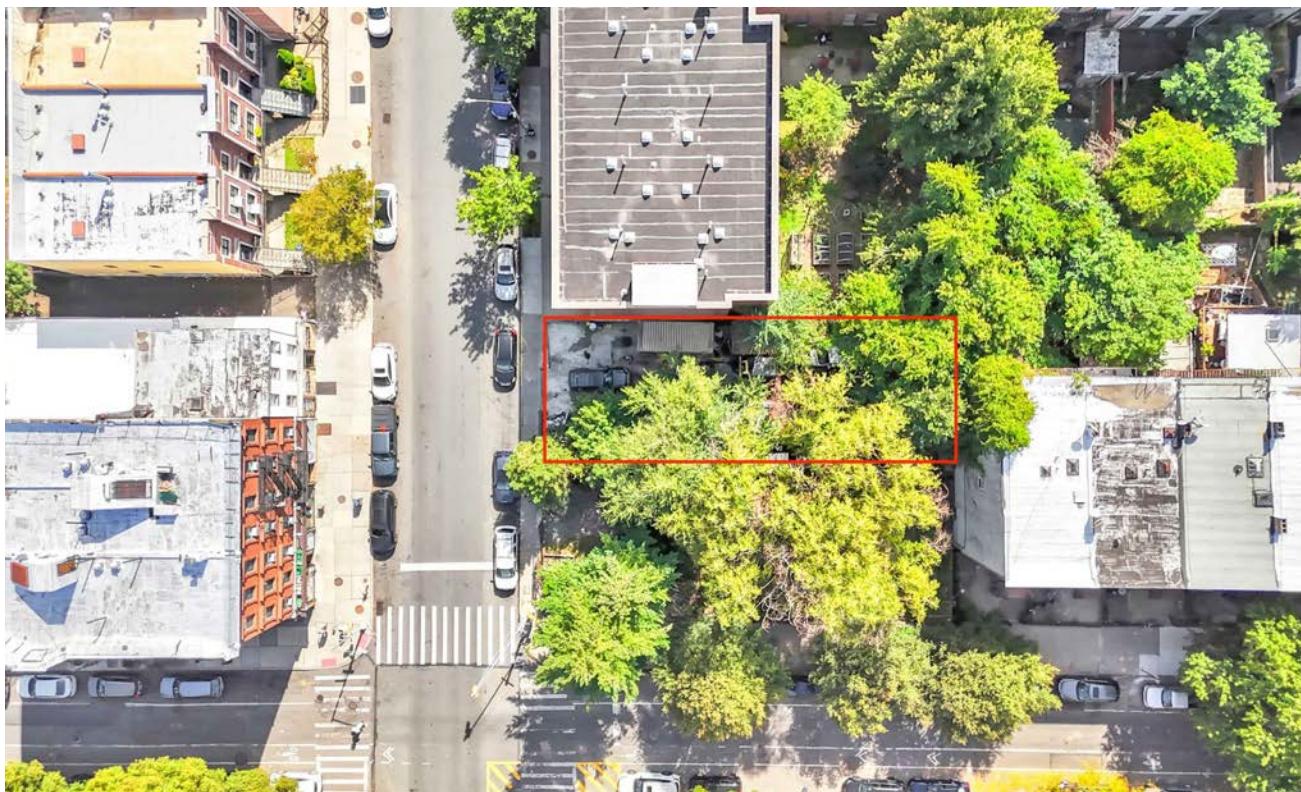
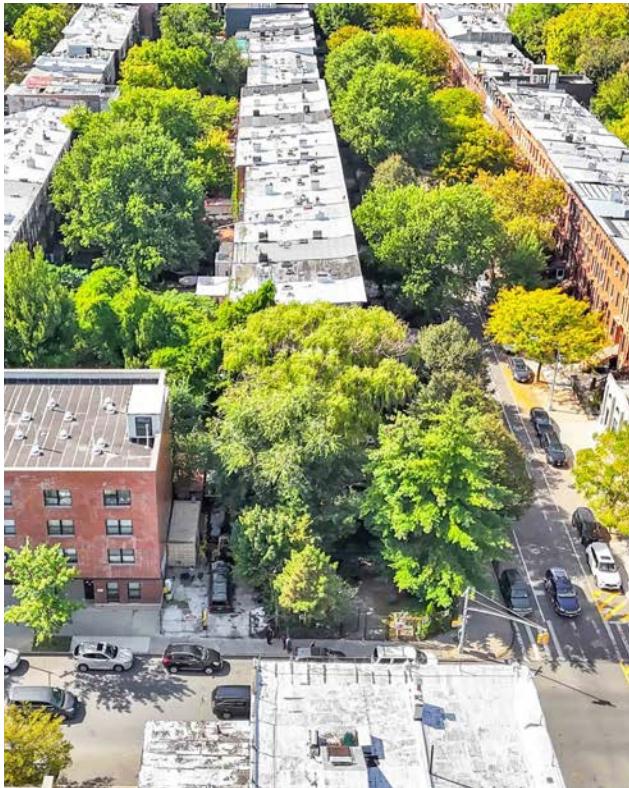
1. Existing Lot Area = 30' x 100' or 3,000 SF
2. Residential FAR = 4.00 (as-of-right)
3. Residential FAR = 5.01 with Voluntary Inclusionary Housing Bonus
4. Maximum Lot Coverage = 80%, which limits building footprint to 80% x 3000sf = 2400sf
5. Maximum Floor Area (assuming only Residential) = 5.01 x 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

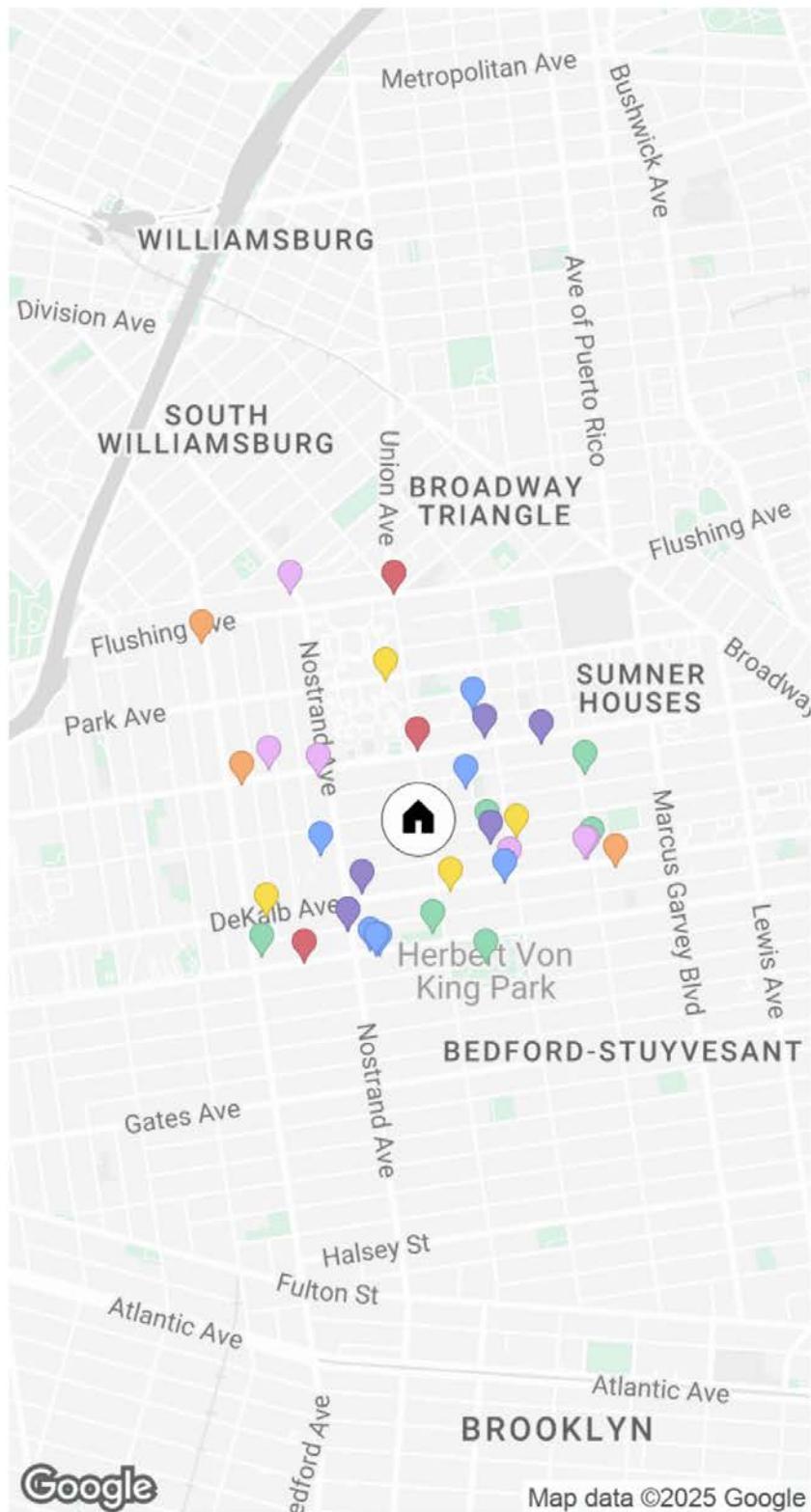


Street Views



610 Marcy Avenue

Bedford-Stuyvesant



NEIGHBORHOOD POINTS OF INTEREST

SCHOOLS	
Banneker Playground,	0.22mi
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
GYMS	
The Brooklyn Wellness Club,	0.15mi
The BeatBox Lifestyle LLC,	0.19mi
TyFitBit,	0.27mi
VITA Fitness and Wellness,	0.34mi
PUBLIC TRANSIT	
Myrtle-Willoughby Avs.	0.13mi
Bedford-Nostrand Avs.	0.35mi
Flushing Av.	0.43mi
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
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
GROCERY STORES	
Chestnut Supermarket,	0.34mi
Bravo Supermarkets,	0.39mi
Hatzlacha Supermarket,	0.53mi
PARKS	
American Heart Garden,	0.13mi

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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

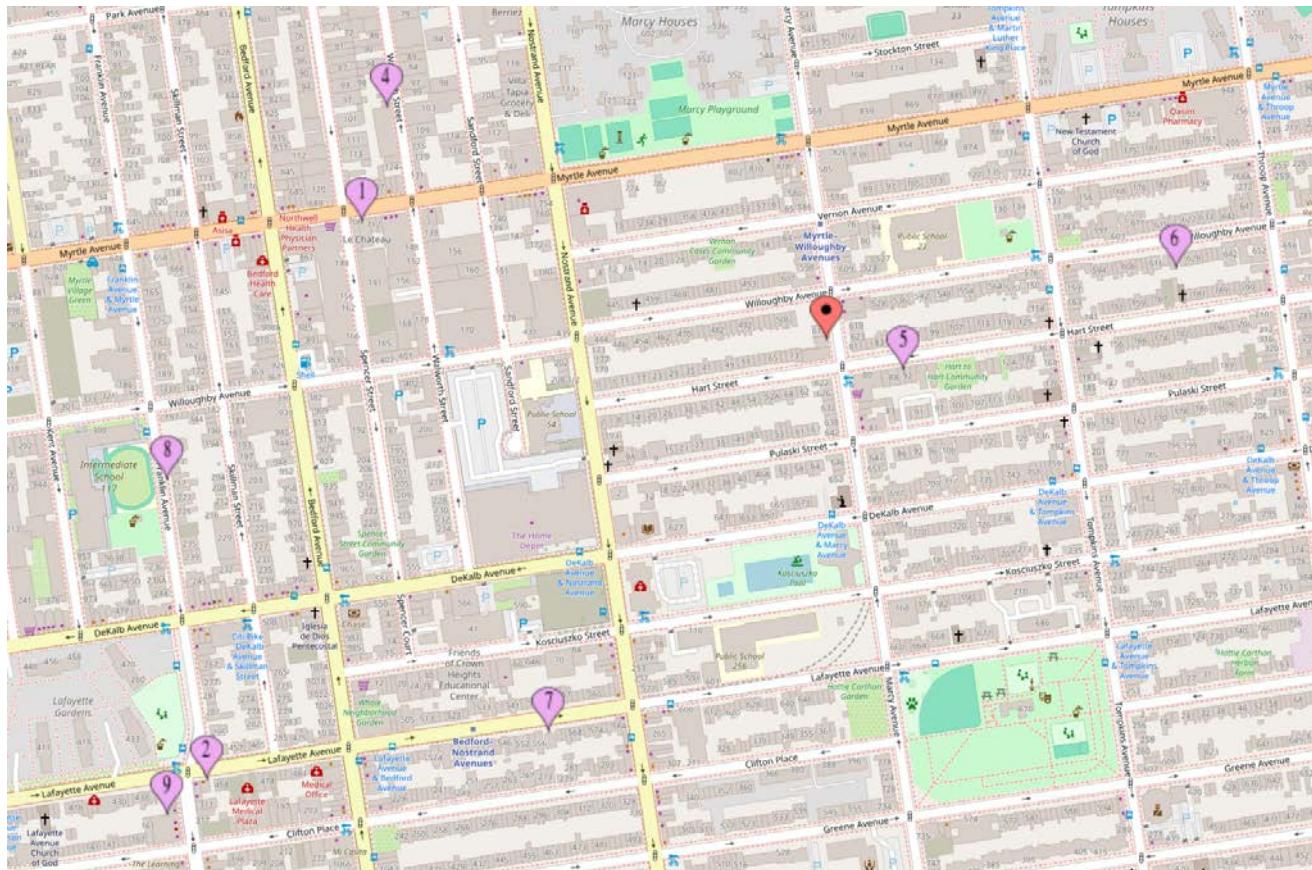


209 Franklin Ave \$340/BSF
2,500SF LOT 5,000 BSF \$1.70M



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

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 Ernest 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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We look forward to
working with you!

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