

FOR SALE

334 Douglass Street, Brooklyn, NY 11217

Boutique Condominium or Rental Development Opportunity in Gowanus

Ariella
A member of GREA

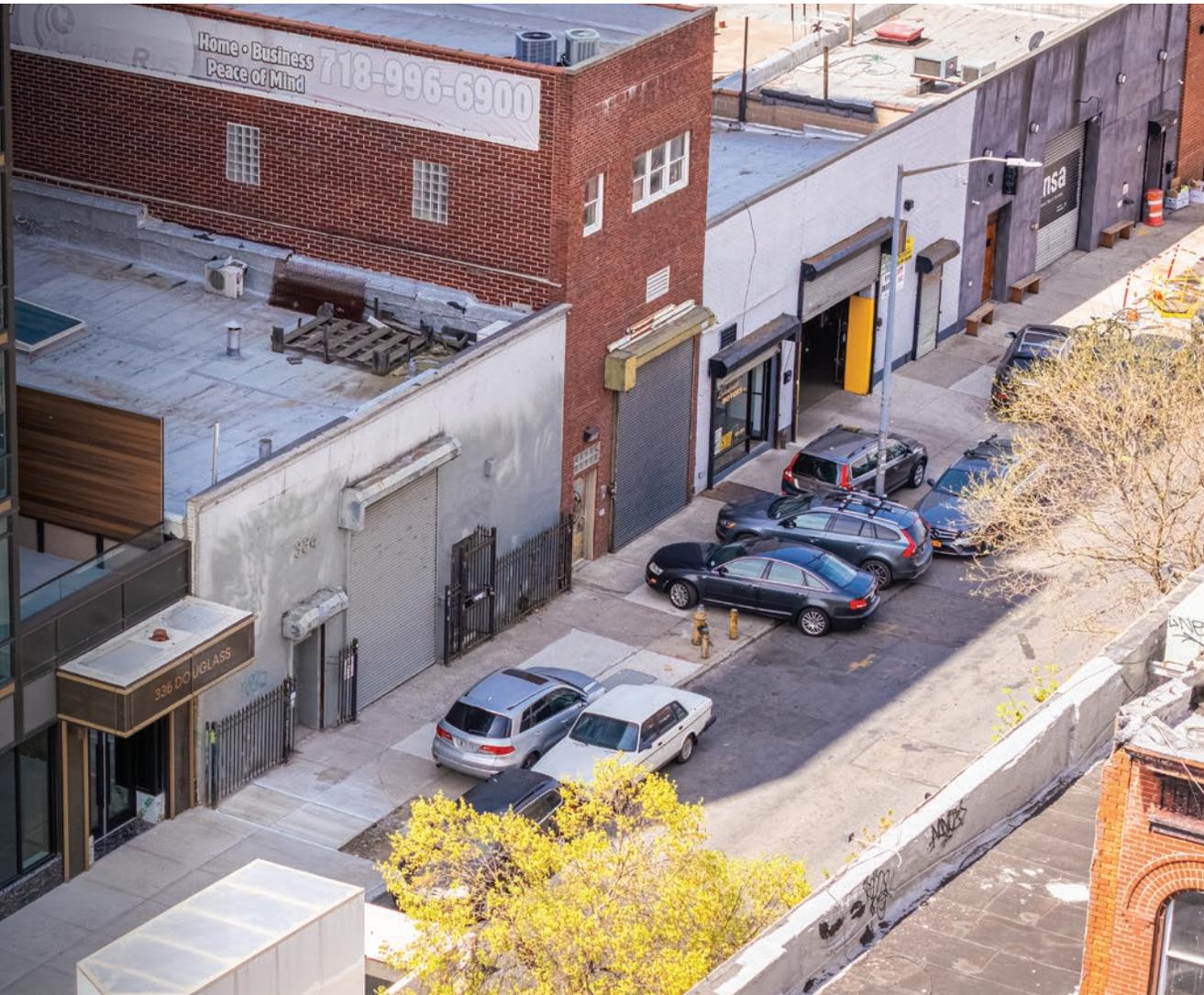


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- 21,420 BSF mixed-use development site in the heart of the Gowanus
- Located on the south side of Douglass Street between 3rd & 4th Avenue
- 42' of Frontage on Douglass Street
- Condo sellouts are surpassing \$1,600/SF throughout the neighborhood, while the rental market is seeing rents of \$85/SF
- Located in an Opportunity Zone
- Residents benefit from close proximity to multiple greenspaces such as Prospect Park and Brooklyn Bridge Park. Short walking distance to the world famous Barclays Center
- Close proximity to transportation with access to the R subway line at 4th Avenue - one stop from Atlantic Terminal with access to the 2,3,4,5,N,Q,R,B,D and the LIRR



Asking Price: \$4,250,000 | \$198 / \$/BSF

For More Information Contact Our Exclusive Sales Agents at 212.544.9500 | arielpa.nyc

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Property Information

Block / Lot	420 / 34	
Lot Dimensions	42' x 60'	
Lot Sq. Ft.	2,520	
Building Sq. Ft.	2,520	
Zoning	C4-4D / M1-4 / G	
Development scenarios	FAR	BSF
As-of-Right (MIH Rental)	8.50	21,420
Base (FM Condo)	<u>7.52*</u>	<u>18,950</u>
Tax Class	4	
Assessment (24/25)	\$342,090	
Real Estate Taxes (24/25)	\$36,816	

*All square footage/buildable area calculations are approximate

** FAR for up to 12,500 Sq. Ft. of residential usage only

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Confidentiality Agreement



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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. June 25, 2025 12:39 pm

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334 Douglass St is a property in the Gowanus neighborhood of Brooklyn, New York. Built in 1940, it is currently a small warehouse on a 0.06-acre lot, with zoning that allows for significant mixed-use development.

Transportation Score

 100
Public Transportation

 94
Walker's Paradise

 94
Rider's Paradise

[Visit Walk Score Website](#) →



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