

374 Myrtle Avenue

Brooklyn, NY 11205

Ariela
GREA Partner

Free Market Mixed-Use Building in
Fort Greene | **FOR SALE**

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Asset Overview:

100% Free Market, four-story mixed-use building featuring (1) ground-floor commercial space and (3) residential units.

Residential Unit Mix:

(3) spacious two-bedroom apartments, including modern finishes and stainless-steel appliances. Unit 1 includes a 325 square foot outdoor terrace.

Tax Class Protected:

Tax Class 2A designation, providing investors with limits on year-over-year tax increases.

Immediate Occupancy:

The retail space will be delivered vacant, presenting an ideal opportunity for an end-user or an investor looking to increase cash flow in the building.

Revenue Upside:

Significant value-add potential for residential units, as in-place rents are below comparable rents for two-bedroom units.

Premier Transit Access:

Centrally located near the Clinton–Washington Ave, Nevins St, and DeKalb Ave stations. Direct access to the G, B, D, N, Q, R, 2, 3, 4, and 5 subway lines, offering seamless connectivity across all five boroughs.

High-Traffic Corridor:

Situated in the heart of Fort Greene, a bustling retail destination surrounded by national and local credit tenants, with foot traffic of 10,000 pedestrians daily.

Block / Lot	2074 / 27
Lot Dimensions	19.5' x 77.79'
Lot Sq. Ft.	1,463
Building Dimensions (Ground Floor)	19.5' x 77.79'
Building Dimensions (2nd to 4th Floor)	19.5' x 40'
Stories	4
Residential Units	3
Commercial Units	1
Total Units	4
Building Sq. Ft.	3,856
Zoning	R7A / C2-4
FAR (Standard)	4.00
FAR (UAP)	5.01
Buildable Sq. Ft. (FAR)	5,852
Buildable Sq. Ft. (UAP)	7,330
Air Rights Sq. Ft.	3,474
Tax Class	2A
Assessment (25/26)	\$164,204
Real Estate Taxes (25/26)	\$20,425

*All square footage/buildable area calculations are approximate

Asking Price: \$3,600,000

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

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For Financing Information:

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Financial Summary	In Place	Proforma
Scheduled Gross Income:	\$214,800	\$258,600
Less Vacancy Rate Reserve (5.00%):	(\$10,740)	(\$12,930)
Gross Operating Income:	\$204,060	\$245,670
Less Expenses:	(\$50,720)	(\$50,720)
Net Operating Income:	\$153,340	\$194,950

Expenses			
Real Estate Taxes (25/26)	\$20,425	Repairs, Cleaning & Maintenance	\$2,250
Water & Sewer	\$3,000	Payroll	\$5,200
Insurance	\$3,300	Legal/Miscellaneous	\$2,041
Fuel	\$5,784	Management	\$7,370
Electric (Common Area)	\$1,350	Gross Operating Expenses:	\$50,720

Unit Breakdown

Unit Status	# of Units	Avg. Rent	Avg. Rent / SF	Market Rent	Market Rent / SF
2 BR	3	\$3,433	\$59	\$4,650	\$80
Commercial	1	\$7,600	\$80	\$7,600	\$80
Total:		\$5,517	\$69	\$6,125	\$80

Rent Roll

Unit	Unit Status	Actual / Projected	Monthly Rent	SF. (Approx.)	\$ / SF	Lease Expiration
Retail	Commercial	Projected	\$7,600	1,140	\$80	-
#1	2 BR	Actual	\$3,500	700	\$60	05/26
#2	2 BR	Actual	\$3,300	700	\$57	02/27
#3	2 BR	Actual	\$3,500	700	\$60	12/26
Total Monthly Income			\$17,900	3,240		
Total Annual Income			\$214,800			

* Unit 1 includes a 325 SF outdoor terrace

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Unit Photos



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Located in the heart of Fort Greene, on the bustling Myrtle Avenue corridor with exceptional foot traffic, 374 Myrtle Avenue offers high-visibility access to transit via the nearby G, B, D, N, Q, R, 2, 3, 4 subway lines, providing a quick connection throughout all five boroughs.



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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. February 10, 2026 3:29 pm

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