



FOR SALE

316

Garfield Place

The Biggest Townhouse
& Garden In Park Slope

*A Truly Unique 50' Wide Residential
Opportunity Steps From Prospect Park*

AI generated artistic rendering

Ariela
GREAA Partner

316 Garfield Place, Brooklyn, NY 11215

The Biggest Townhouse & Garden In Park Slope | **FOR SALE**



Ariel Property Advisors presents 316 Garfield Place, an exceptionally located and meticulously maintained townhouse with a private side garden just steps from Prospect Park.

Situated between 8th Avenue and Prospect Park West in the heart of the Historic District, the property spans a 50' wide, 5,066 sq. ft. lot improved by a 26' wide, 5-story building of ~10,053 sq. ft. An adjacent ~2,400 sq. ft. garden can remain with the residence or be developed using the site's substantial unused air rights.

Property highlights:

- 2nd largest townhouse in Park Slope
- Only townhouse with 50' of frontage
- One of just 3 townhouses on parcels exceeding 4,050 sq. ft.

Currently configured as a vacant 3-family, the building includes a duplex (ground & 2nd floors), floor-throughs on the 3rd & 4th floors, and a 5th floor attic adaptable for additional use. The existing layout offers 4 bedrooms, 5 bathrooms, expansive living areas, and abundant potential for reinvention.

Notable features:

- 5 working wood-burning fireplaces with ornate mantelpieces
- Original moldings, casings, and railings throughout
- Ceiling heights from 8.5' to 11.15'
- Large cellar for storage
- Adjacent ~2,400 sq. ft. garden for private use or new construction

316 Garfield Place represents a truly rare opportunity for owner-users or developers to create a premier residential property in one of Brooklyn's most sought-after neighborhood.



Asking Price: \$9,950,000

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Block / Lot	1075 / 30
Lot Dimensions	50.08' x 100'
Lot Sq. Ft.	5,008
Building Dimensions	26' x 70.33'
Stories	5
Total Units	3
Building Sq. Ft.	10,053
Zoning	R7B
FAR (Standard)	3.00
FAR (UAP)	3.90
Buildable Sq. Ft. (Standard)	15,024
Buildable Sq. Ft. (UAP)	19,531
Air Rights Sq. Ft.	4,971
Tax Class	4
Assessment (26/27)	\$167,690
Real Estate Taxes (26/27)	\$33,275

**All square footage/buildable area calculations are approximate*

CONFIDENTIALITY AGREEMENT



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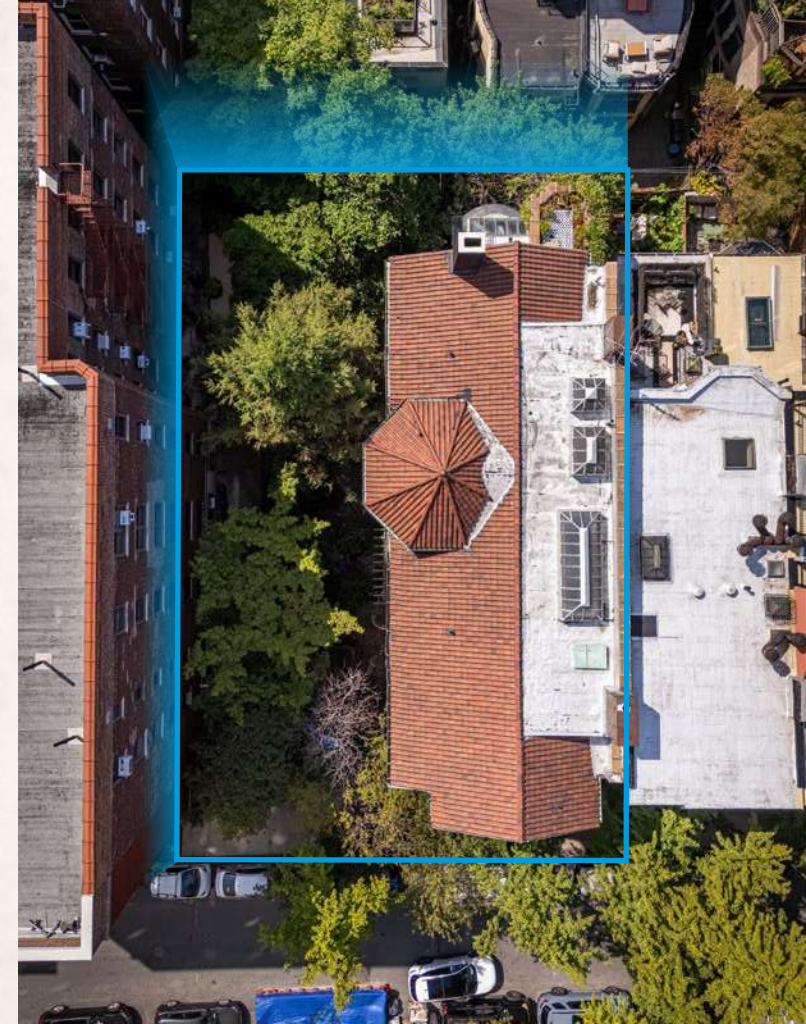


Ideal for Owner-Users Seeking Private Mansion or Community Facility

316 Garfield Place is a rare opportunity for owner-users to create a fully customizable mansion with a large private garden in the heart of Park Slope.

Demand for townhouses in Brownstone Brooklyn continues to set new records, with limited supply driving prices higher—especially for properties steps from Prospect Park.

The property also offers strong potential for non-profits seeking conversion for educational, artistic, or community uses.



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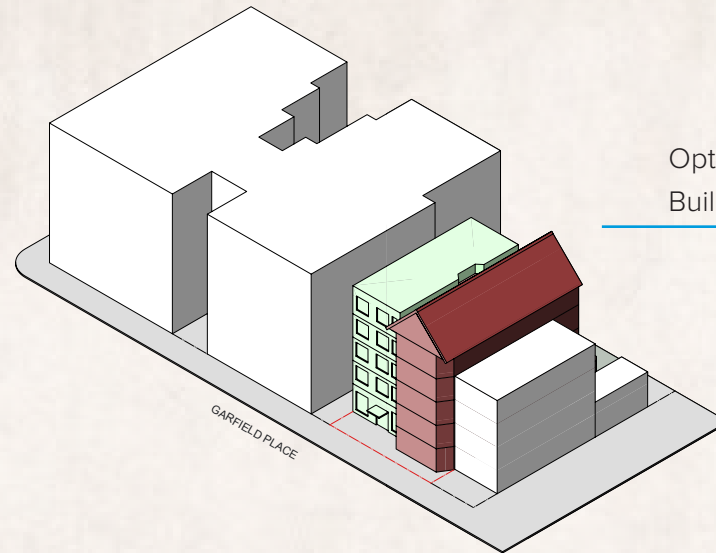
Premier Condominium Conversion & Development Opportunity

316 Garfield Place presents an exceptional opportunity to secure a rare development site in a high-demand, supply constrained section of Park Slope.

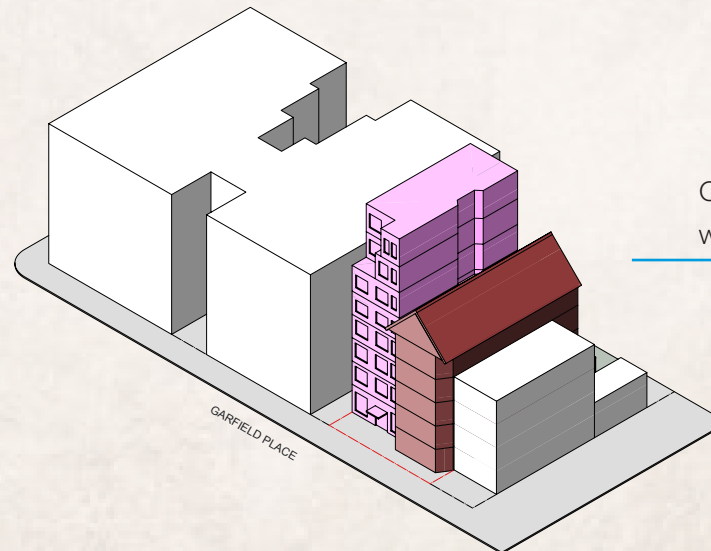
Zoning: R7B provides up to 15,024 BSF as-of-right, or 19,531 BSF under the City of Yes's UAP program. A preliminary zoning study conducted by ownership is available for review upon request.

Flexibility: Unique property layout makes the project adaptable to changing market trends.

High Value: New luxury condos are seeing prices above \$2,000 per square foot. Combining the historic character of the existing structure with a modern, amenitized building steps from Prospect Park has the potential to drive values even higher.



Option 1 Market Rate Residential
Building 15,024 BSF



Option 2 Residential Building
with UAP 19,531 BSF

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*Please inquire for preliminary massing studies, courtesy of Gerner Kronick + Valcarcel, Architects DPC

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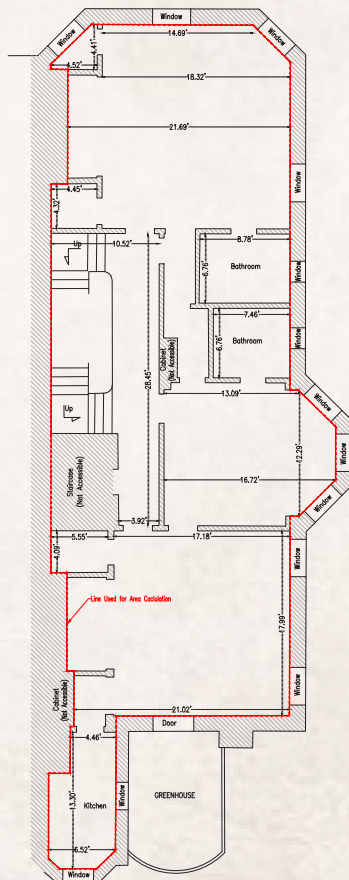
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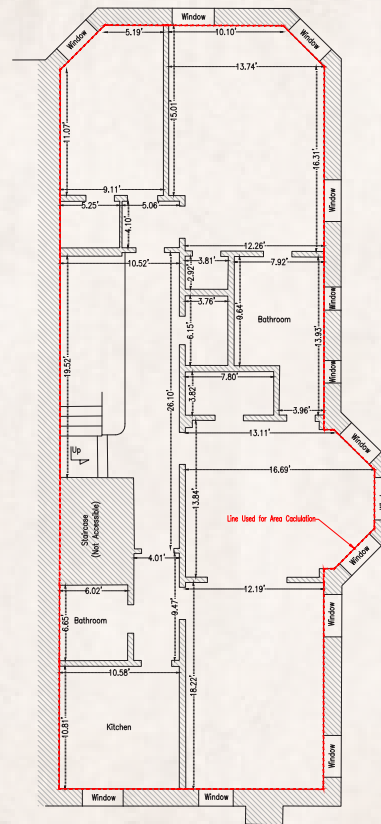
3rd Floor

Garfield Place



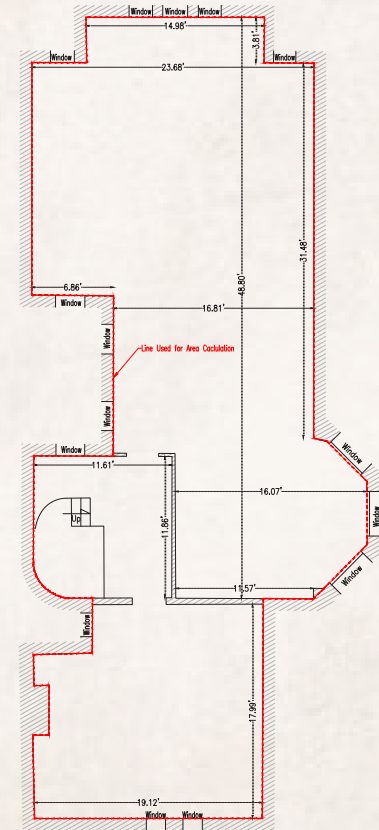
4th Floor

Garfield Place



Attic

Garfield Place



*Floor plan measurements provided by New York City Land Surveyors, PC

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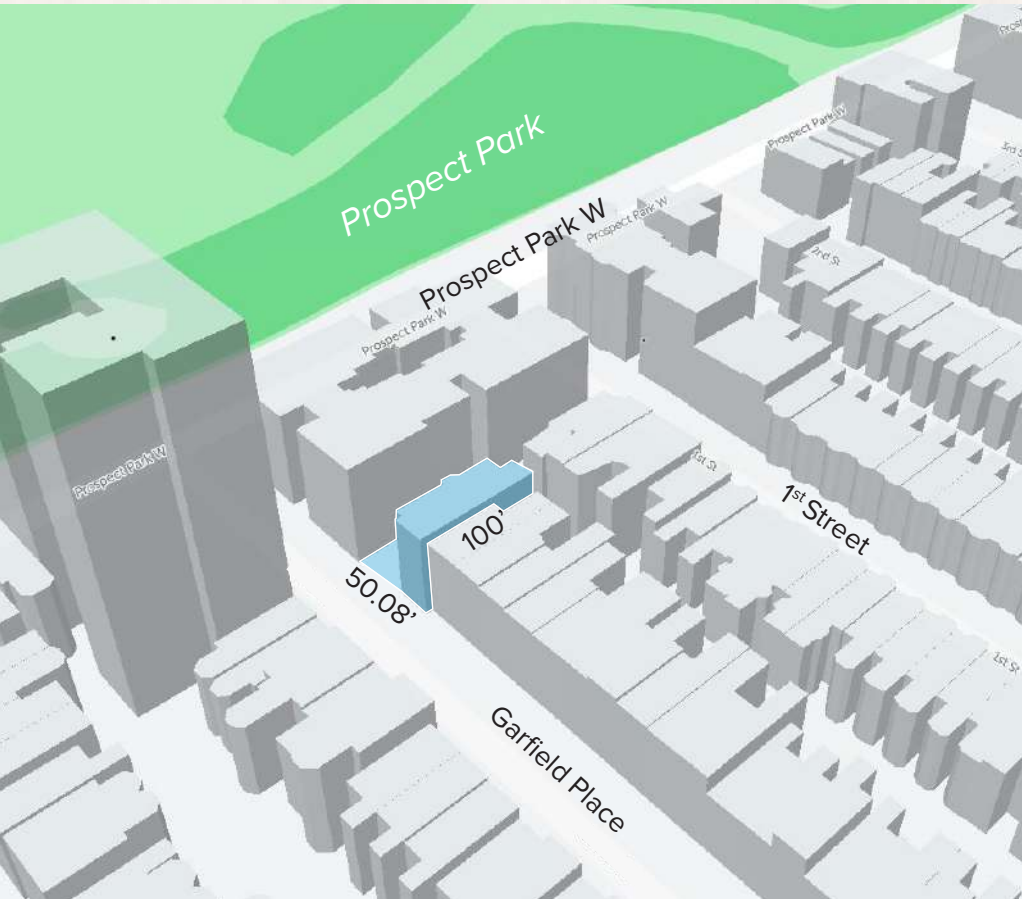
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1075 **30**
Block Lot



R7B

Zoning

50.08' x 100'

Lot Dimensions

5,008

Lot Sq. Ft.

10,053

Building Sq. Ft.



Subway Lines

Development Scenario

	FAR	Buildable SF	Air Rights
Standard	3.00	15,024	4,971
UAP	3.90	19,531	9,478

(All square footage/buildable area calculations are approximate)

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Interior Photos



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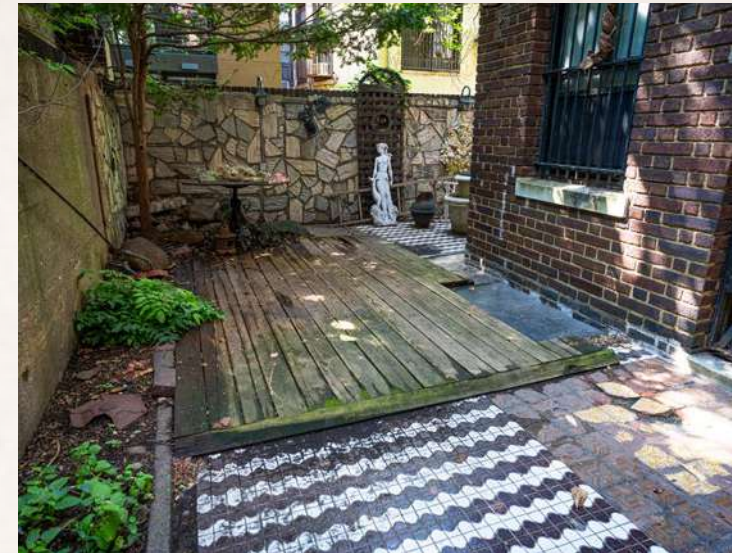
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Garden Photos



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The Heart of Park Slope

Park Slope is a vibrant neighborhood with a unique blend of urban convenience and suburban charm. In addition to strolling through the tree lined, architecturally distinct streets of Brownstone Brooklyn, future residents will enjoy a variety of greenspaces, cafes, restaurants and boutiques.



Prospect Park

316 Garfield Place is approximately 260 feet from the nearest entrance to Prospect Park, a 526- acre urban oasis designed by Olmstead and Vaux. The Prospect Park Zoo, the Boathouse, the LeFrak Center, Prospect Park Lake, its 3.4 mile biking & jogging loop and many open fields & playgrounds will all be right outside your door.

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Major Brooklyn Landmarks & Destinations

Grand Army Plaza, the Brooklyn Museum, the Brooklyn Public Library, the Brooklyn Botanic Garden are all within a 20 minute walk of the property.



Dining & Shopping

7th Avenue, 5th Avenue and Flatbush Avenue are all a short walk from the property and offer a diverse array of cafes, restaurants and convenient shopping options.



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Barclays Center

The Barclays Center is a multi-purpose indoor arena located in the heart of Downtown Brooklyn. Developed by Forest City Ratner Companies and designed by the award-winning architectural firms such as AECOM and SHoP Architects, the arena is the state-of-the-art home of the NBA's Brooklyn Nets and the WNBA champions New York Liberty.

Opened in 2012, Barclays Center has quickly become a world-class destination, hosting premier sporting events and legendary performers such as Barbra Streisand, The Rolling Stones, Paul McCartney, Beyoncé, Rihanna, Madonna, and Bruce Springsteen. Beyond the main arena, the venue features the 7,700-seat Tidal Theater, the Shops at Barclays Center—including the Nets Lifestyle Shop by Adidas—and more than 50 local food vendors showcasing Brooklyn's vibrant culinary scene.



Nitehawk Cinema

A short walk from 316 Garfield Place, Nitehawk Cinema is an innovative Independent movie house integrating a curated approach to film, food and drinks. The Prospect Park location features seven screens with 650 seats and table-side service, plus two bars, housed in a historic building that was built in 1928 and was once home to the Sanders and Pavilion Theaters.



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Neighborhood Amenities

Entertainment and Activities

1. Brooklyn Conservatory of Music
2. Brooklyn Museum
3. Brooklyn Botanic Garden
4. Slope Fitness
5. Park Slope Playground
6. Puppet Works
7. Nitehawk Cinema

Schools

1. P.S. 321 William Penn
2. Berkely Carroll Middle & Upper Schools
3. Poly Prep Country Day School
4. John Jay Educational Campus
5. P.S. 282 Park Slope School
6. Brooklyn Public Library

Hospitals

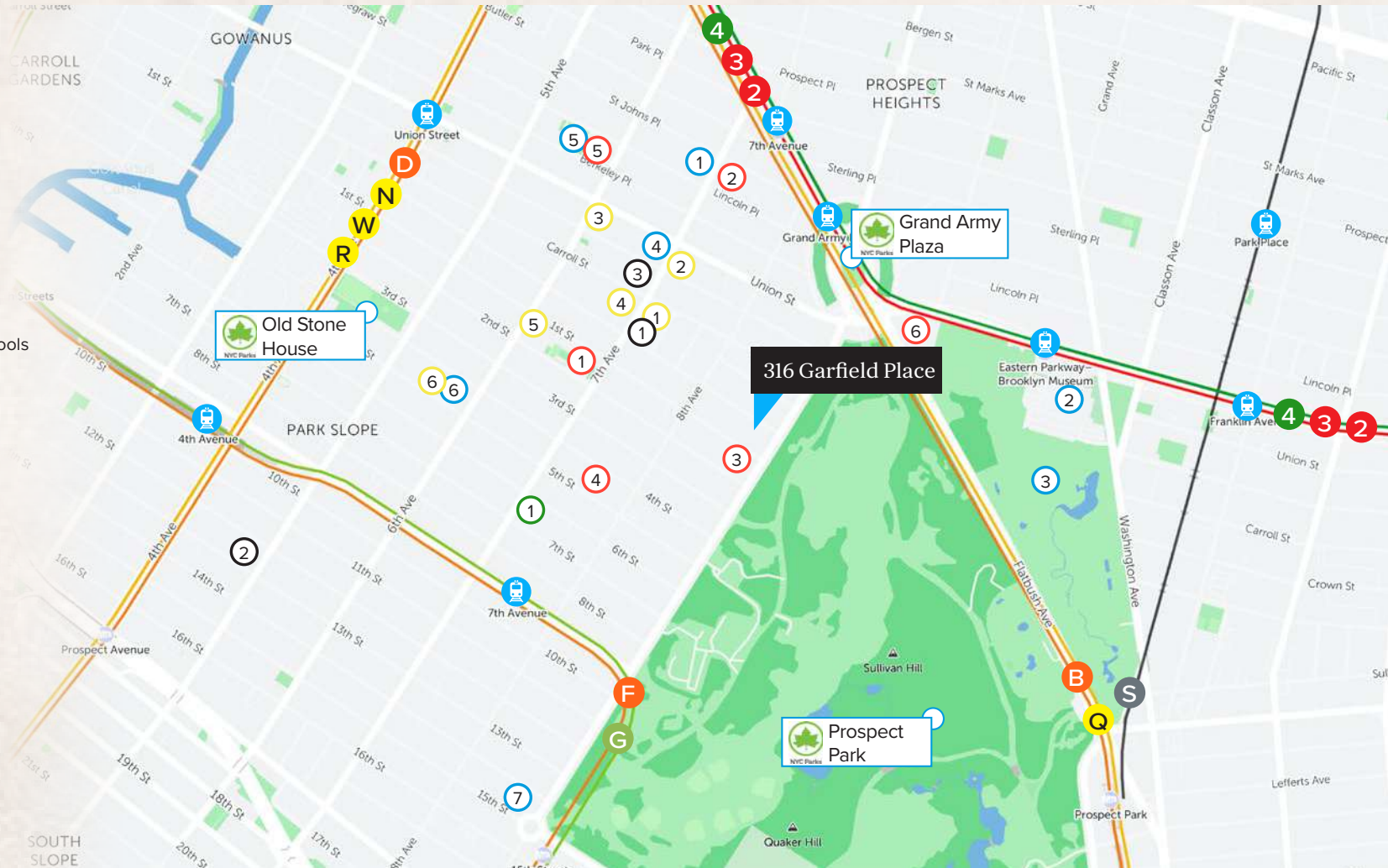
1. NewYork-Presbyterian Brooklyn Methodist Hospital

Food & Beverage

1. Numero 28 Pizzeria
2. Häagen-Dazs
3. Union Market
4. Key Food Supermarket
5. Blank Street Coffee
6. Park Slope Ale House

Bank

1. Chase Bank
2. Capital One Bank
3. Citi



Walking From
Our Property



1 MINUTE WALK
Prospect Park

8 MINUTE WALK
Grand Army Plaza

14 MINUTE WALK
The Brooklyn Public Library

14 MINUTE WALK
The Brooklyn Museum

20 MINUTE WALK
Brooklyn Botanic Garden

28 MINUTE WALK
Barclays Center

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Convenient, Abundant Transportation Options

In addition to boasting a high 'Walk Score of 86,' 316 Garfield Place has excellent mass transit accessibility.

Subway Access:

- Grand Army Plaza Station (Lines 2, 3, 4) – approximately 8 minutes on foot.
- 7th Avenue Station (Lines F, G) – roughly 12 minutes by foot.
- Union Street Station (Lines D, N, R, W) – about 16 minutes away.

Bus Services:

- B67 / B69 (7th Avenue/Garfield Place) – just a 7-minute walk.
- B41 (Grand Army Plaza/Flatbush Avenue) – approximately 8 minutes on foot.
- B61 (8th Avenue/ 9th Street) – just a 13 – minute walk.
- B63 (5th Avenue/Garfield Place) – about 14 minutes away.

Transportation Score

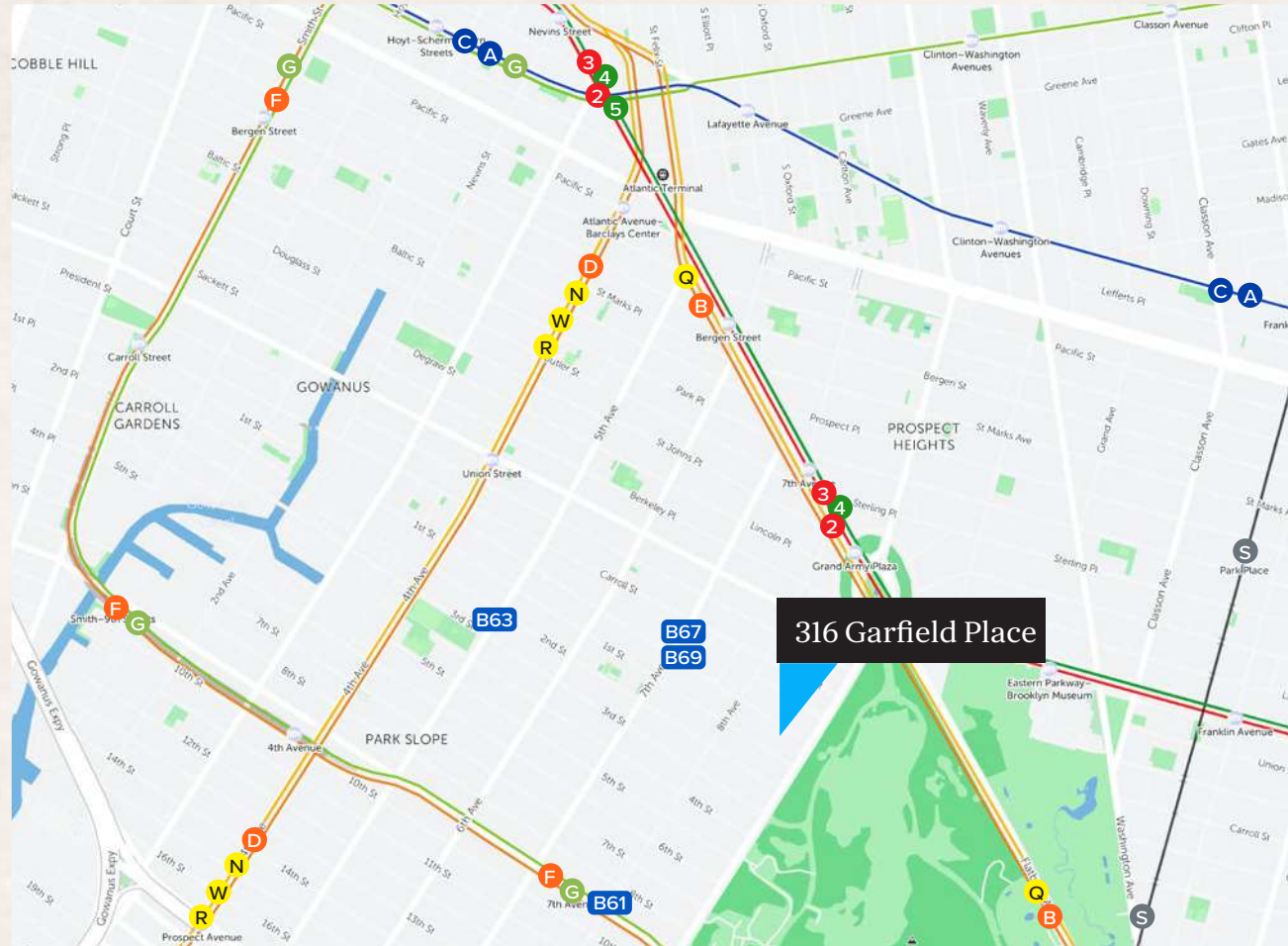


100
Public Transportation



86
Walker's Paradise

[Visit Walk Score Website](#) →



0.3 miles



0.5 miles



10.5 miles



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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. September 16, 2025 6:07 pm