

8710 5th Avenue

BAY RIDGE, BROOKLYN 11209

THREE POINT REAL ESTATE



DETAILS

PROPERTY:	Medical-Office Building
LOWER LEVEL:	4,116 SF
GROUND FLOOR:	2,727 SF
SECOND FLOOR:	5,725 SF
THIRD FLOOR:	4,890 SF
INDOOR PARKING:	2,998 SF
ZONING:	C8-2
STATUS:	Vacant

NEIGHBORING TENANTS

- NYU Langone
- Maimonides Doctors Cardiology
- City MD
- NY Eye and Ear Infirmary
- NY Center for ENT
- JAG Physical Therapy
- Brooklyn Orthodontics

HIGHLIGHTS

- Approx. 17,458 SF of rentable area and 2,998 SF of indoor parking
- 20,456 SF building
- Strong visibility along 5th Avenue
- C8-2 zoning permits a broad range of commercial, office, medical, community-use, automotive, and retail uses
- Steps from the Bay Ridge 86th Street retail corridor, under active redevelopment
- One block from the R-train at 86th Street and 4th Avenue

ASKING PRICE: \$6,950,000

For Further Information, Please Contact:

Stephen Safina | Principal Broker O: 718-635-0712 | C: 516-643-0161 E: ssafina@threepointre.com

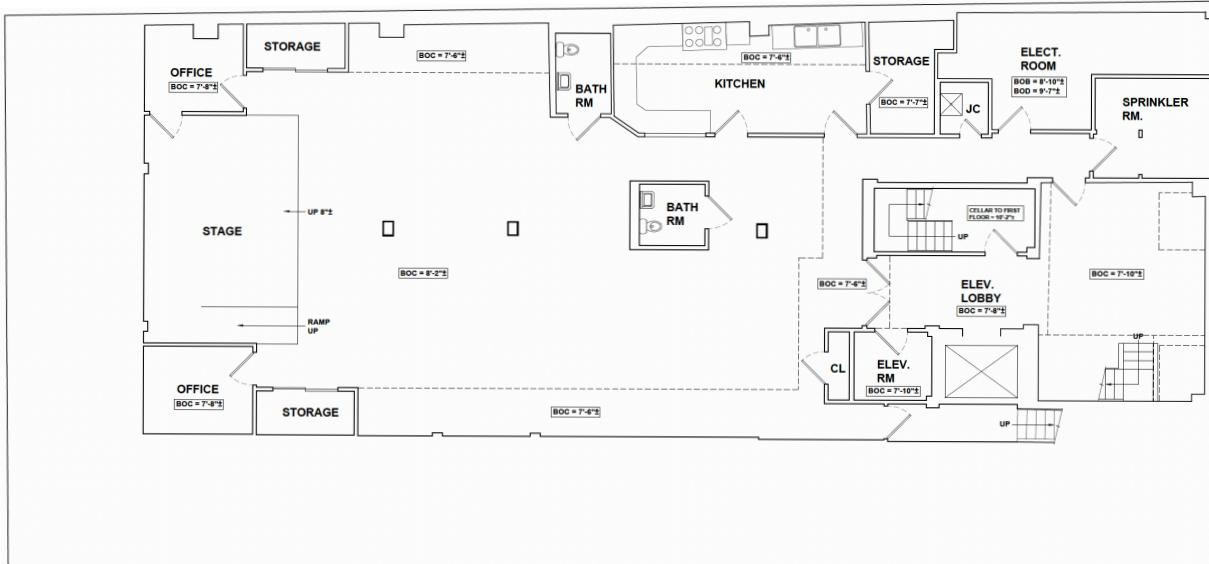
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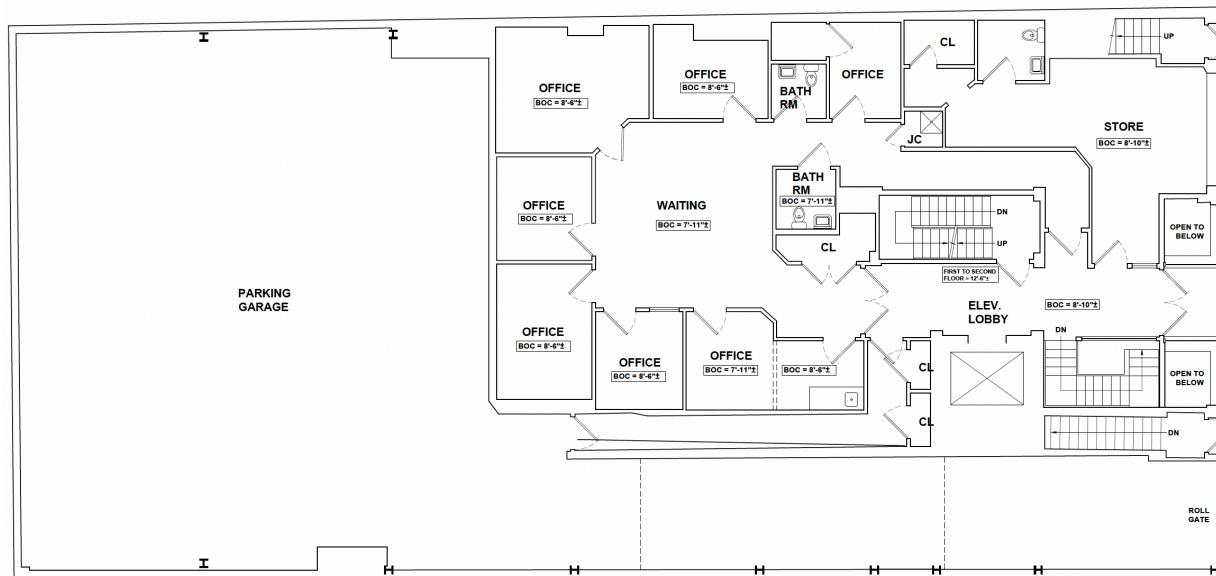
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FLOOR PLANS

Lower Level



Ground Floor



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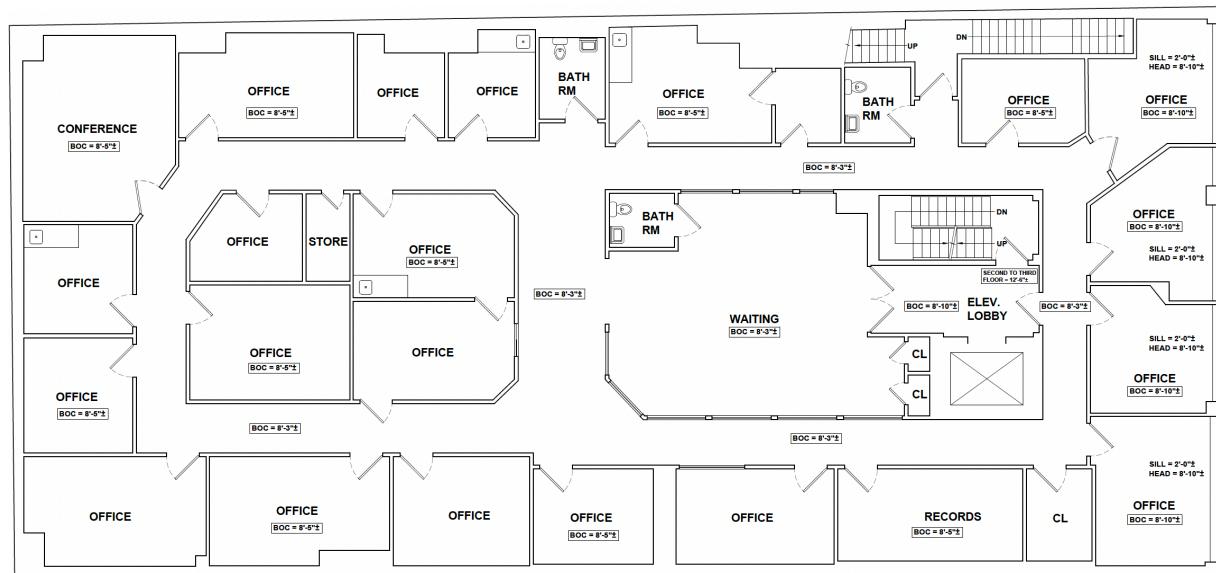
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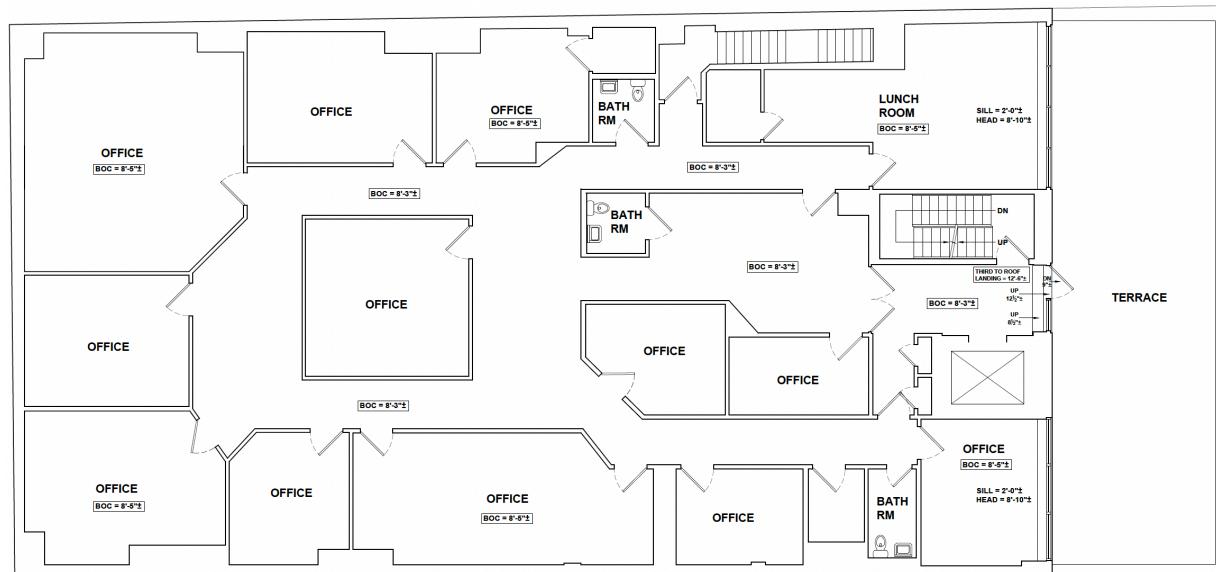
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FLOOR PLANS

Second Floor



Third Floor



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