

THREE POINT REAL ESTATE

8710 5th Avenue

BAY RIDGE, BROOKLYN 11209



THREE POINT REAL ESTATE



## DETAILS

<b>PROPERTY:</b>	Medical-Office Building
<b>LOWER LEVEL:</b>	4,116 SF
<b>GROUND FLOOR:</b>	2,727 SF
<b>SECOND FLOOR:</b>	5,725 SF
<b>THIRD FLOOR:</b>	4,890 SF
<b>INDOOR PARKING:</b>	2,998 SF
<b>ZONING:</b>	C8-2
<b>STATUS:</b>	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](mailto:ssafina@threepointre.com)

All information contained herein was provided by or obtained from the owner of the property or from sources that we deem reliable. Though we have no reason to doubt the validity of the information, we do not warrant any information disclosed. It is strongly urged that the prospective tenant/purchaser carefully verify each item of size, RE Taxes, permitted legal use, and other information presented herein. Please note that all square footage and measurements are approximate.

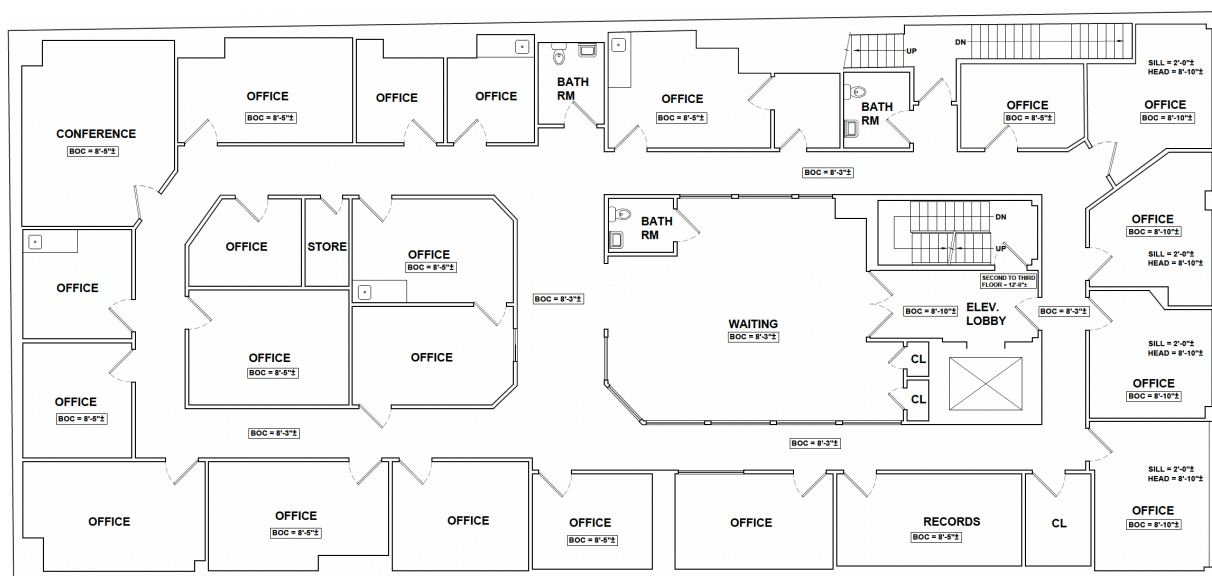
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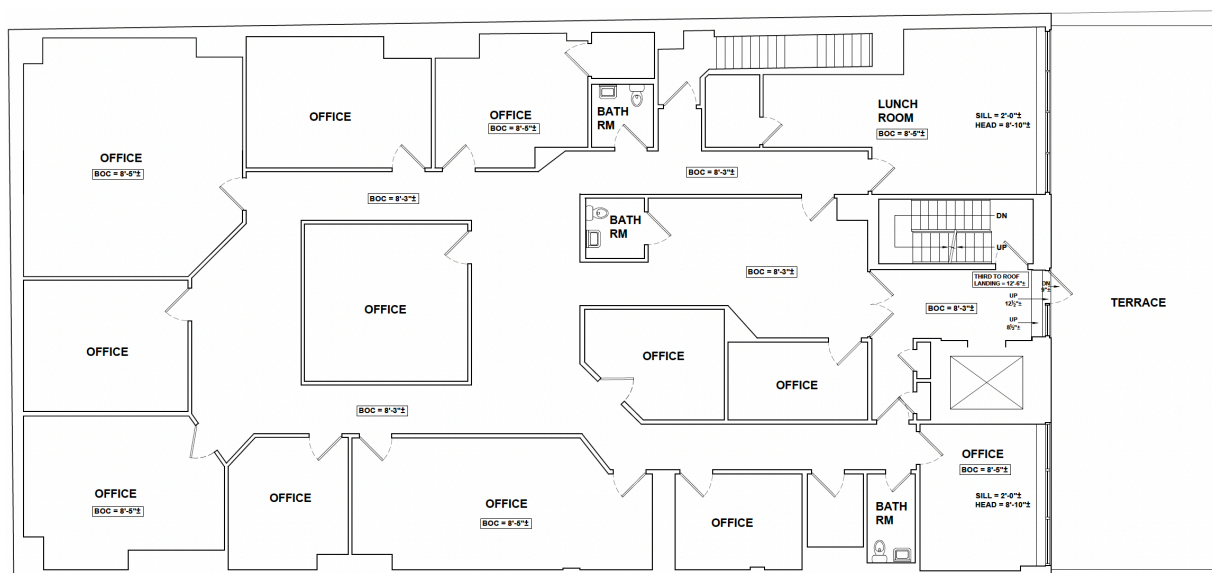


## FLOOR PLANS

## Second Floor



### Third Floor

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