

THREE POINT REAL ESTATE

9406 3rd Avenue

BAY RIDGE, BROOKLYN 11209



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DETAILS

PROPERTY:	Mixed-Use
TOTAL UNITS:	4
STORIES:	3
GROSS BUILDING AREA:	3,800 SF
LOT SIZE:	2,500 SF
LOT DIMENSIONS:	25' x 100'
ZONING:	R6A, C1-3
REAL ESTATE TAXES:	\$22,323

HIGHLIGHTS

- 3 Free Market Apartments + 1 Retail
- 2 Apartments Delivered Vacant
- Established Local Retail Tenant in Place
- Favorable R6A, C1-3 Zoning
- Strong 3rd Avenue Retail Corridor
- R Train at 93rd Street & 4th Avenue
- B37 Bus Stop at 94th Street & 3rd Avenue
- Immediate Access to the Belt Parkway, BQE, and Verrazano Bridge

PRICE: \$1,925,000

For Further Information, Please Contact:

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