

**9904 4<sup>th</sup> Avenue Brooklyn NY 11209**

**100' X 167'  
CORNER PARCEL**

**FOR SALE**

Prime BAY RIDGE  
**4<sup>th</sup> Avenue Corner**  
Development Site

**Approx. 43,000+ buildable square feet (BSF)**



# 9904 4<sup>th</sup> Avenue

## Prime Development Opportunity in Bay Ridge, Brooklyn

Price: \$12,500,000

- A truly rare offering—this expansive **100' x 167'** corner parcel sits at the highly visible intersection of 4th Avenue and 99th Street in the heart of Bay Ridge
- Strategic Location - Conveniently located just minutes from the Belt Parkway and the Verrazano-Narrows Bridge, R Train, X27, X37 Buses provide seamless connectivity to the city
- Buildable Scale Under current **R6A, R4-1, C1-3** zoning, possibility for up to **43,000+** buildable square feet (BSF), offering substantial development capacity



**Approx. 43,000+ buildable square feet (BSF)**

- The generous lot size creates a true blank canvas ideal for a signature luxury condo project with **Verrazano Bridge**, City Skyline and Water Views
- Recent Condominium Sales in New Condo Development exceeding **\$1,200 per square foot**
- Prominent Corner Presence **100 feet of frontage** along 4th Avenue ensures outstanding visibility, branding potential, and flexible access points

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