

THREE POINT REAL ESTATE

9206 3rd Avenue

BAY RIDGE, BROOKLYN 11209



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## OVERVIEW

|                           |                  |
|---------------------------|------------------|
| <b>BUILDING CLASS:</b>    | ONE-STORY RETAIL |
| <b>RETAIL STATUS:</b>     | VACANT           |
| <b>RETAIL SQ.FT.:</b>     | 1,920 SQ.FT.     |
| <b>RETAIL DIMENSIONS:</b> | 20' x 96'        |
| <b>FRONTAGE:</b>          | 20'              |
| <b>CEILING HEIGHT:</b>    | 19'              |
| <b>ZONING:</b>            | R6B/C1-3         |
| <b>RE TAXES:</b>          | \$20,204.60      |

## NEIGHBORING RETAILERS



## HIGHLIGHTS

- Next door to Starbucks – serves 1,000+ customers per day
- High volume retail corridor
- Surrounded by a densely populated residential area
- Ability to vent for restaurant
- **R** train one block away at 93rd Street 4th Avenue
- B37 MTA bus stop located directly in front of the property

**ASKING RENT: \$59 SF/NNN**

For Further Information, Please Contact:

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