

FOR SALE
ASKING PRICE \$3,000,000



283 91ST STREET

AKA 9020 Third Avenue
Bay Ridge, NY 11209 | **Brooklyn**

BAY RIDGE DEVELOPMENT SITE
CORNER LOT, **12,000 ZFA (AS OF RIGHT)**

WELL-SUITED FOR A RELIGIOUS
OR COMMUNITY FACILITY USER



RIPCO
INVESTMENT SALES

INVESTMENT HIGHLIGHTS

#1

Corner Development Site | 91st Street and Third Avenue

The site occupies the northwest corner of 91st Street and Third Avenue, offering 100 FT of frontage on 91st Street and 60 FT on Third Avenue, ideal for multiple building exposures and a residential entrance on the quiet side street.

#2

12,000 ZFA As-of-Right | 2.0 FAR

Zoned R6B with a C1-3 commercial overlay within the Special Bay Ridge District, the site yields 12,000 square feet of zoning floor area as-of-right in a predictable, boutique-scale development envelope.

#3

Optional UAP Pathway | 14,400 ZFA

A buyer may optionally pursue 14,400 ZFA at a 2.40 FAR through the Universal Affordability Preference program, subject to on-site affordable housing requirements and HPD compliance.

#4

Delivered Vacant | Outer Transit Zone

The existing 3,025 SF structure will be delivered vacant at closing. The site is located within the Outer Transit Zone.

#5

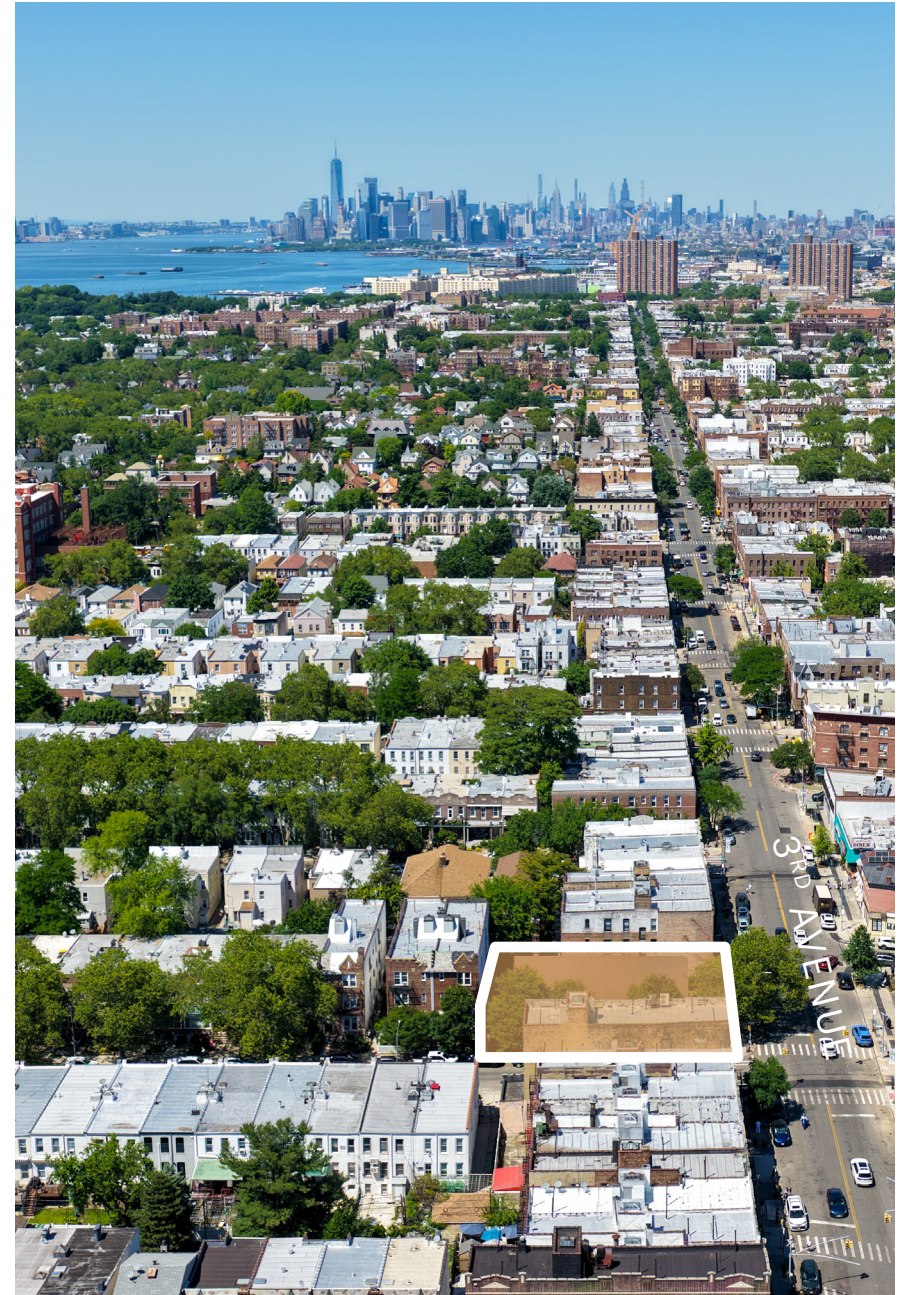
Well-Suited for Religious or Community Facility User

The property has served as a house of worship for approximately a century, making it a natural fit for a religious institution or nonprofit seeking an established corner presence in Bay Ridge.

#6

Supply-Constrained Bay Ridge Location | R Train Access

Served by the R train at the 86th Street and 95th Street stations, with express bus service to Manhattan and direct Belt Parkway access.



PROPERTY OVERVIEW

RIPCO REAL ESTATE has been retained on an exclusive basis to arrange for the sale of **283 91ST STREET (AKA 9020 THIRD AVENUE)** — a 6,000 square foot corner site at the northwest corner of 91st Street and Third Avenue in Bay Ridge, Brooklyn.

The site offers 100 feet of frontage along 91st Street and 60 feet along Third Avenue, a corner position that supports multiple building exposures and a quality residential unit mix. A residential entrance on 91st Street provides a quiet, street-level identity consistent with the neighborhood's established character. The C1-3 commercial overlay along Third Avenue permits ground-floor retail, though the zoning equally accommodates a fully residential program.

The site is zoned R6B with a C1-3 commercial overlay within the Special Bay Ridge District, yielding 12,000 square feet of zoning floor area as-of-right at a 2.0 FAR. A buyer may optionally pursue 14,400 ZFA through the Universal Affordability Preference program, subject to on-site affordable housing requirements and HPD compliance.

The existing structure is vacant and will be delivered vacant at closing. The site is located within the Outer Transit Zone allowing for modified parking requirements and is eligible for discretionary tax incentives through the FRESH Program.

Beyond residential development, the property is well suited for a religious institution or community facility user seeking an established corner presence in Bay Ridge. Note that the Seller reserves the right to remove the stained glass windows, pipe organ, church furnishings, and artwork prior to closing.

Bay Ridge offers R train access at the 86th Street and 95th Street stations, express bus service to Manhattan, and direct Belt Parkway access. The neighborhood is characterized by limited new development supply, consistent residential demand, and a strong ownership culture, fundamentals that support both condominium and rental exit strategies.

For more information or to arrange for a property inspection, contact the exclusive brokers.

PROPERTY SUMMARY

THE OFFERING

Address	283 91st Street (a.ka. 9020 3rd Avenue) Brooklyn NY 11209
Neighborhood	Bay Ridge
County	Brooklyn (Kings)
Location	Northwest corner of 91st Street and Third Avenue
Block / Lot	6080 / 45

PROPERTY INFORMATION

Gross Lot SF	6,000 SF (approx.)
Lot Dimensions	100' on 91st Street x 60' on Third Avenue
Existing Building SF	3,025 SF (approx.)
Building Status	Currently Vacant

ZONING INFORMATION

Zoning District	R6B, C1-3 (Special Bay Ridge District)
Transit Zone	Yes, Outer Transit Zone
FRESH Zone	Yes, Eligible for discretionary tax incentives

	Floor Area Ratio	Zoning Floor Area
Residential (As of Right)	2.00	12,000 (approx.)
Residential (UAP - Voluntary)	2.40	14,400 (approx.)
Commercial	2.00	12,000 (approx.)
Community Facility	2.00	12,000 (approx.)

TAX INFORMATION

Annual Property Tax (2026)

Assessment (2026-27)	\$302,490
Tax Rate	10.848%
Annual Property Taxes (2026-27)	\$32,814

**Note: Property Taxes are currently exempt*

**283 91ST STREET (AKA 9020 THIRD AVENUE)
FOR SALE**

RETAIL MAP



283 91ST STREET (AKA 9020 THIRD AVENUE)
FOR SALE

PROPERTY PHOTOS



283 91ST STREET (AKA 9020 THIRD AVENUE)
FOR SALE

INTERIOR PHOTOS



MARKET OVERVIEW

BAY RIDGE

Bay Ridge is an established residential neighborhood in southwest Brooklyn with a population base that has grown consistently over the past decade. The neighborhood is characterized by strong owner-occupant demand, limited new development supply, and a community identity that has supported stable residential absorption across both rental and condominium product. For a boutique developer, Bay Ridge offers a well-defined buyer and renter profile without the volatility of higher-density Brooklyn submarkets. strengthen 86th Street as a regional retail destination.

86TH STREET RETAIL CORRIDOR

86th Street is the primary commercial spine of Bay Ridge and one of the most active retail corridors in southwest Brooklyn. The corridor supports a dense mix of national and local retailers including Sephora, Foot Locker, Gap, Planet Fitness, Banana Republic, and Victoria's Secret, with foot traffic exceeding three million annual visitors. The former Century 21 site at 458 86th Street is currently being redeveloped into Century Marketplace, a 95,000 square foot grocery-anchored retail destination representing a \$100 million investment in the corridor. The project is slated to begin construction this year and is expected to further strengthen 86th Street as a regional retail destination.

INSTITUTIONAL INVESTMENT

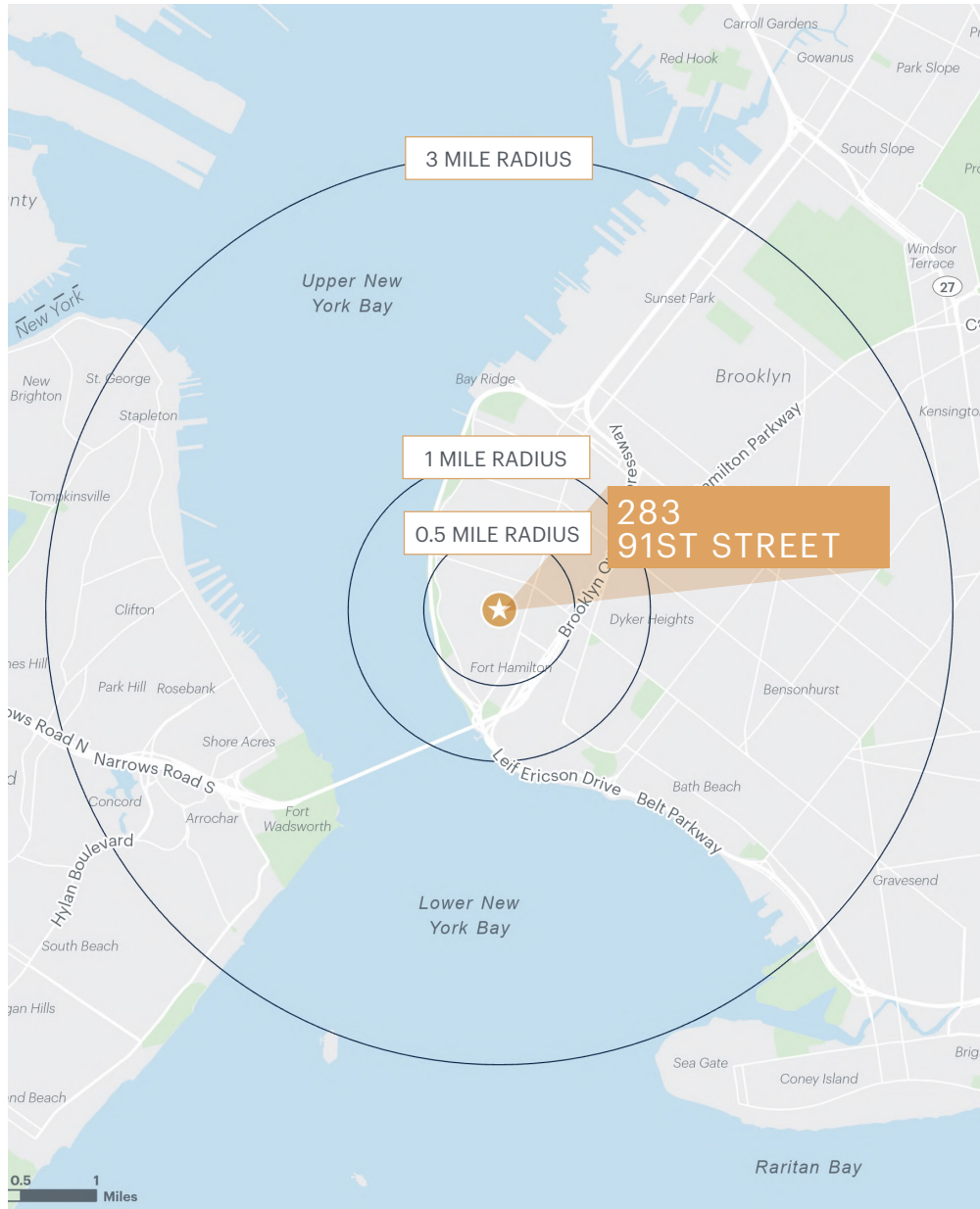
NewYork-Presbyterian recently opened a new medical group practice at 502 86th Street, bringing primary care and a broad range of specialties from Weill Cornell Medicine directly into the neighborhood. The practice is underpinned by a 30-plus year lease commitment, reflecting long-term confidence in Bay Ridge's demographics and its role as a healthcare destination for south Brooklyn, Staten Island, and surrounding communities.

INSTITUTIONAL INVESTMENT

The R train serves Bay Ridge at the 86th Street and 95th Street stations, with express bus service providing direct connections to Midtown Manhattan. The Belt Parkway offers regional access by car. The site at 283 91st Street sits within the Outer Transit Zone, one block from the 86th Street station.



AREA DEMOGRAPHICS



	0.5 MILE	1 MILE	3 MILES
POPULATION	33,826	68,464	603,962
NUMBER OF HOUSEHOLDS	15,743	29,473	199,413
AVERAGE HOUSEHOLD INCOME	\$129,279	\$136,187	\$104,699
MEDIAN HOUSEHOLD INCOME	\$88,835	\$96,196	\$72,212
COLLEGE GRADUATES	56.11%	55.69%	34.95%
TOTAL BUSINESSES	1,113	2,049	17,606
TOTAL EMPLOYEES	12,949	34,622	216,188
DAYTIME POPULATION	29,433	68,277	559,991

Source: Esri, U.S. Census, ACS, Esri-Data Axle, Esri-U.S. BLS

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