



# CONFIDENTIAL OFFERING

**7317 6th Ave**

**In the Heart of Bay Ridge Brooklyn.**

**This medical office building was built to perfection. Great waiting room, large reception, exam rooms, staff area, file room, parking and more!**

**This fits most office layouts or can be altered to suit your needs very easily.**

**PLEASE CALL FOR MORE INFO**

**212 372-7772**

## MEDICAL OFFICE AVAILABLE

- 2 Commercial units
- Lot 4,720 Sf (65ft x 90ft)
- Medical Office/Comm Facility
- Building 3,275Sf + 1,500Sf Lower
- Resi FAR .09 / Facility FAR 2
- Zoning R4-1
- Can build up
- Side and Rear Parking
- Current Taxes \$20,800



[WWW.CITYRE.US](http://WWW.CITYRE.US)

[JS@CITYRE.US](mailto:JS@CITYRE.US)