

FOR SALE

436 97th Street, Brooklyn, NY 11209

19,040 BSF Residential Development Site in Bay Ridge

Ariela
GREA Partner

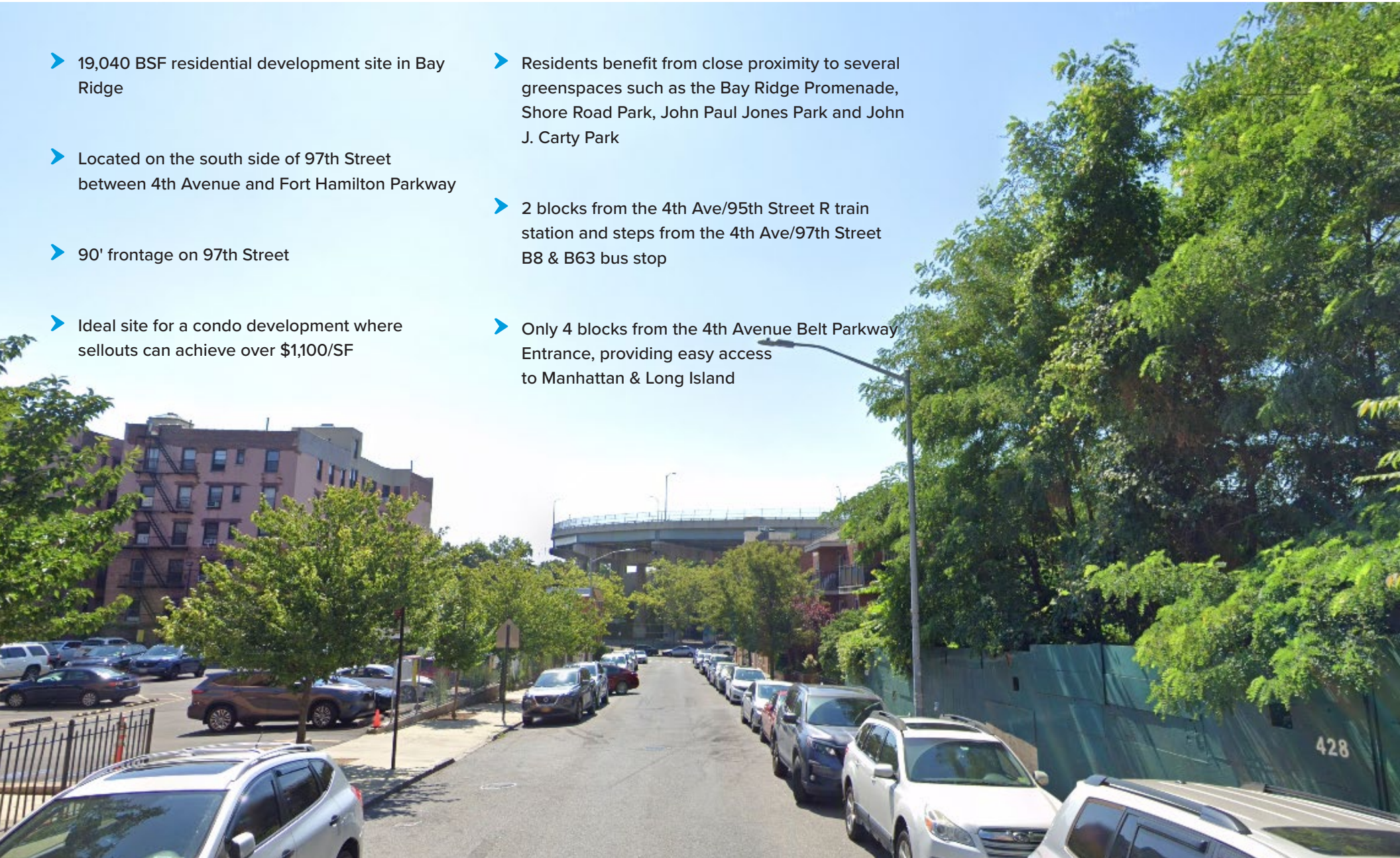


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- 19,040 BSF residential development site in Bay Ridge
- Located on the south side of 97th Street between 4th Avenue and Fort Hamilton Parkway
- 90' frontage on 97th Street
- Ideal site for a condo development where sellouts can achieve over \$1,100/SF
- Residents benefit from close proximity to several greenspaces such as the Bay Ridge Promenade, Shore Road Park, John Paul Jones Park and John J. Carty Park
- 2 blocks from the 4th Ave/95th Street R train station and steps from the 4th Ave/97th Street B8 & B63 bus stop
- Only 4 blocks from the 4th Avenue Belt Parkway Entrance, providing easy access to Manhattan & Long Island



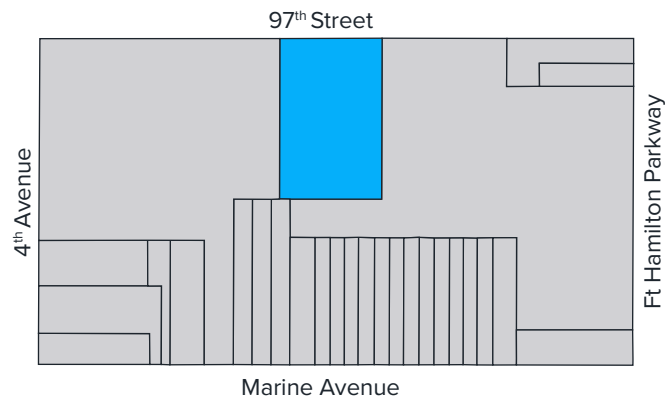
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Property Information

Block / Lot	6127 / 32
Lot Dimensions	90' x 141.03'
Lot Sq. Ft.	12,693
Zoning	R5
FAR	1.50
Buildable Sq. Ft.	19,040
Tax Class	4
Assessment (25/26)	\$506,250
Real Estate Taxes (25/26)	\$54,483

*All square footage/buildable area calculations are approximate



Asking Price: \$5,000,000

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Fort Hamilton is a historic U.S. Army base in southwest Brooklyn, near the Verrazzano-Narrows Bridge, serving as both an active military post and a preserved landmark of New York's coastal defense history.

Transportation Score



89

Excellent Transit



95

Very Walkable

[Visit Walk Score Website](#) →

