

Move-in-Ready Retail/Office in Bay Ridge **8415 4th Ave Brooklyn NY 11209** **Between 84th and 85th St**

Approx. 1,100 Rentable SF

Previously PT City Physical Therapy

Asking Rent \$3,600 / month

Community Facility Uses Only*

Amazing Retail/office opportunity on 4th Avenue in Bay Ridge. Previously used as a Physical Therapy center. Space has a wide frontage on 4th Avenue with 2 entrance doors and a small kitchenette. White boxed move in ready with wood floor. Available for immediate possession, The vibrant neighborhood surrounding offers a diverse array of residential buildings and commercial spaces. Convenient amenities with prime location perfect for any legal use.

*Tenant must be classified as Community Facility as defined in Use Group 4 such as Community Centers, Religious Services, Health Care & Doctors Offices, some Day Care uses and Non Profit Organizations. See link here for use group description: [NYC Zoning Resolution](#)



Fantastic Bay Ridge location with a great mix of Health/Doctor offices uses surrounded by dense residential areas of Brooklyn within a walking distance to 86th R-Train & B16,S53,S93,B63,S79-SBS Buses.

Neighbors Include

Dental Office ♦ Pro Health ♦ A&V Pharmacy ♦ Aldo ♦ Gap ♦ Sephora ♦ Pandora
McDonald's ♦ Chipotle ♦ Bath and Body Works ♦ AT&T ♦ T-Mobile ♦ Victoria's Secret

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