

INVESTMENT OPPORTUNITY MEDICAL OFFICE

3130
GRAND
CONCOURSE
BEDFORD PARK
BRONX, NEW YORK

109-33
71ST ROAD
FOREST HILLS
QUEENS, NEW YORK



SCAN FOR
3D MODELED VIDEO TOURS
INTERACTIVE FLOOR PLANS

WEXLER
HEALTHCARE & COMMERCIAL
PROPERTIES
TEAM AT THE CORCORAN GROUP



MEDICAL OFFICE

EXECUTIVE SUMMARY & PROPERTY OVERVIEW

Wexler Healthcare Properties is pleased to present a compelling investment opportunity featuring well-located medical offices in the densely populated New York City neighborhoods of Forest Hills (Queens) and Bedford Park (Bronx).

These well-maintained assets together offer approximately 20,838 square feet, encompassing 14 units.

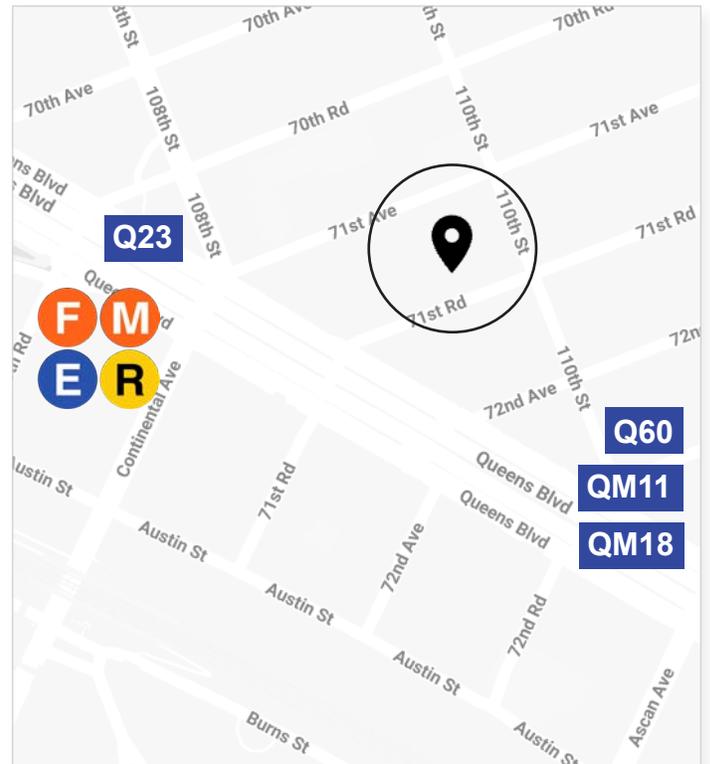
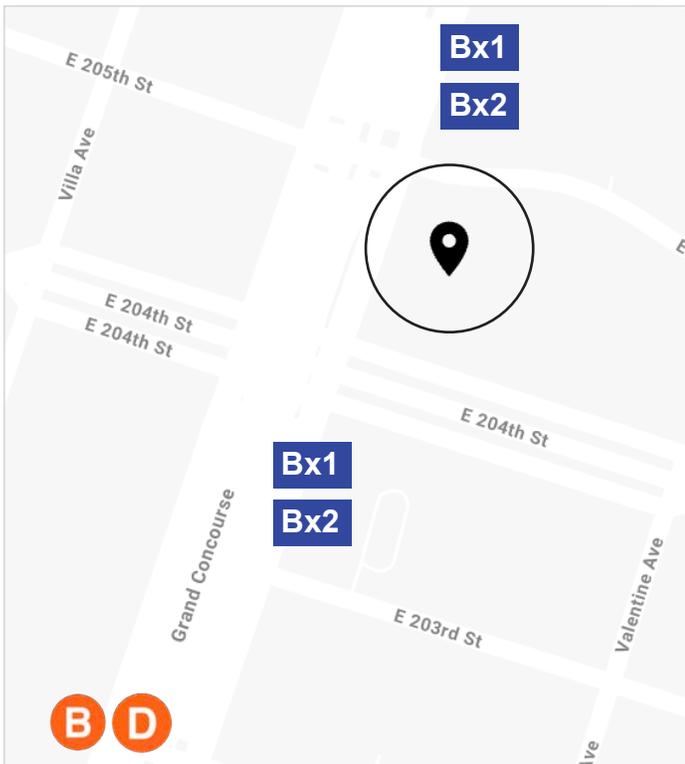
The efficiently designed medical spaces feature numerous well-equipped exam rooms, consultation offices, welcoming waiting and reception areas, and a state-of-the-art, Article 28-compliant, ambulatory surgery center (ASC) complete with recovery areas.

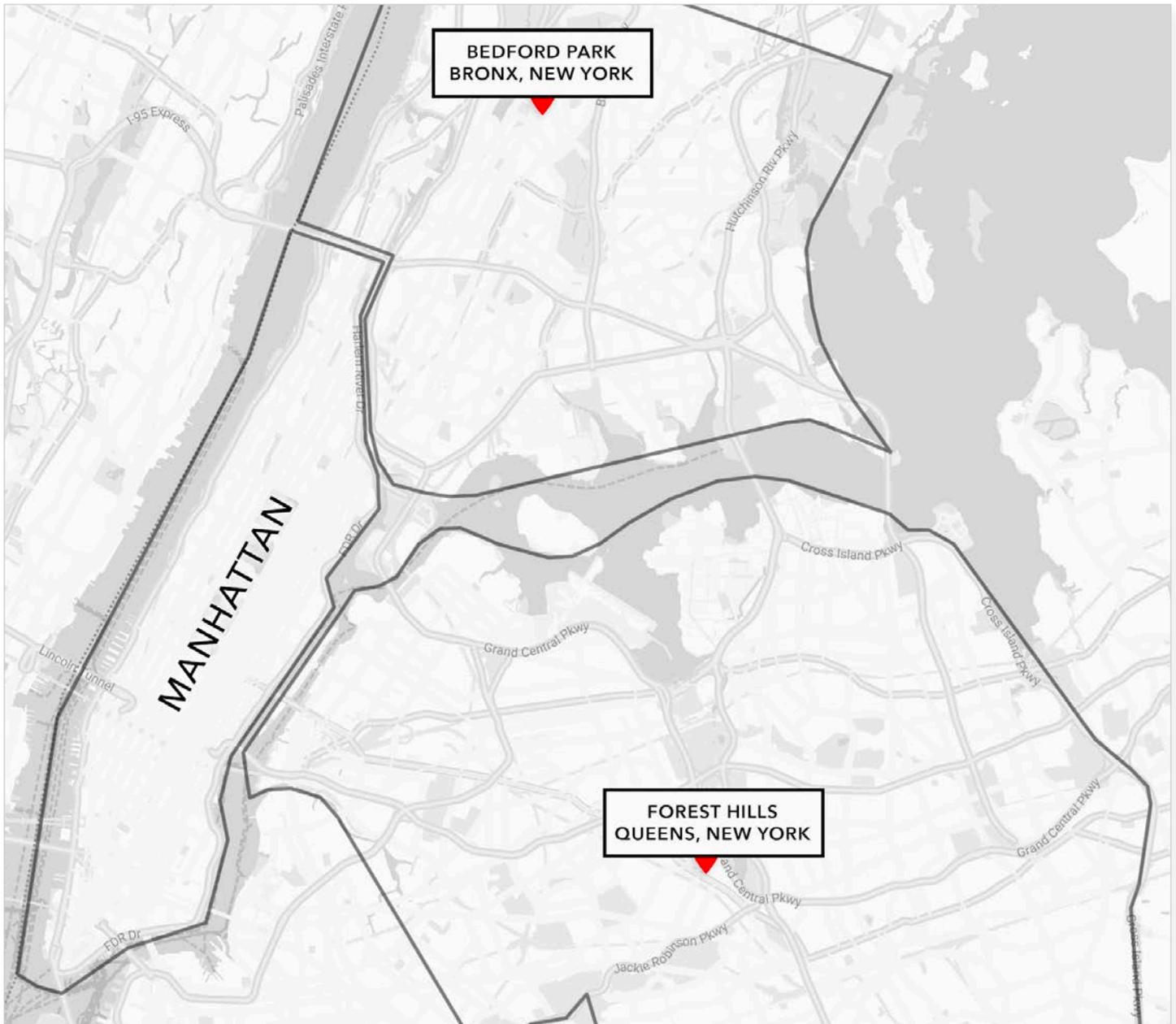
This versatile property is surrounded by vibrant retail, residential, and community landmarks, ensuring consistent foot traffic and excellent visibility.

BUILDING INFORMATION

STREET ADDRESS 3130 GRAND CONCOURSE
CITY, STATE BRONX, NEW YORK
ZIP CODE 10458
NEIGHBORHOOD BEDFORD PARK
BLOCK/LOT 3311/7501

STREET ADDRESS 109-33 71ST ROAD
CITY, STATE QUEENS, NEW YORK
ZIP CODE 11375
NEIGHBORHOOD FOREST HILLS
BLOCK/LOT 2224/7501





Bedford Park | Bronx, New York

- Concentration of hospitals supports steady demand for ancillary medical services
- Strong demand for medical office space due to established healthcare infrastructure
- Mix of public hospitals, teaching centers, and specialty care facilities offer a robust commercial and professional market
- Excellent public transportation options
- Dense population

Forest Hills | Queens, New York

- Proximate to major healthcare institutions
- Major highways, arterial roads, subway lines, Long Island Rail Road, and bus routes serve the area
- 1 mile from major hospital

3130 GRAND CONCOURSE, BRONX - AMBULATORY SURGERY CENTER

Unit	SF	Monthly Common/ Maintenance Charges	Annual Real Estate Tax	Description
ASC B1, B3, B5	4,600	\$6,572	\$33,235	Three (3) Units Condos
ASC STORAGE 1D	500	\$493.90	N/A	Co-op
5,100				

3130 GRAND CONCOURSE, BRONX - CLINICAL FACILITIES

Unit	SF	Monthly Common/ Maintenance Charges	Annual Real Estate Tax	Description
1A, 1B	1,000	\$1,437	\$6,183	Two (2) Units Condos
1S	118	\$166	\$637	Condo
1H, 1J	3,000	\$3,264	\$14,049	Two (2) Units Condos
1M	700	\$1,276	\$5,490	Condo
1P	1,300	\$1,992	\$8,573	Retail Condo
S	1,218	\$1,717	\$7,388	Two (2) Units Condos
1T	1,300	\$797.67	N/A	Co-op
1V	700	\$1,185	\$5,102	Condo
B6, B7, B8	3,000	\$5,135	\$19,670	Three (3) Units Condos
12,336				

109-33 71ST ROAD, FOREST HILLS - CLINICAL FACILITIES

Unit	SF	Monthly Common/ Maintenance Charges	Annual Real Estate Tax	Description
1B, 1C, 1D	1,715	\$3,775	10,173	Three (3) Units Condos
1G	339	\$747	\$2,010	Condo
2B, 2C	1,348	\$2,968	\$7,997	Two (3) Units Condos
3,402				

TOTAL: 20,838

PRICE: INQUIRE

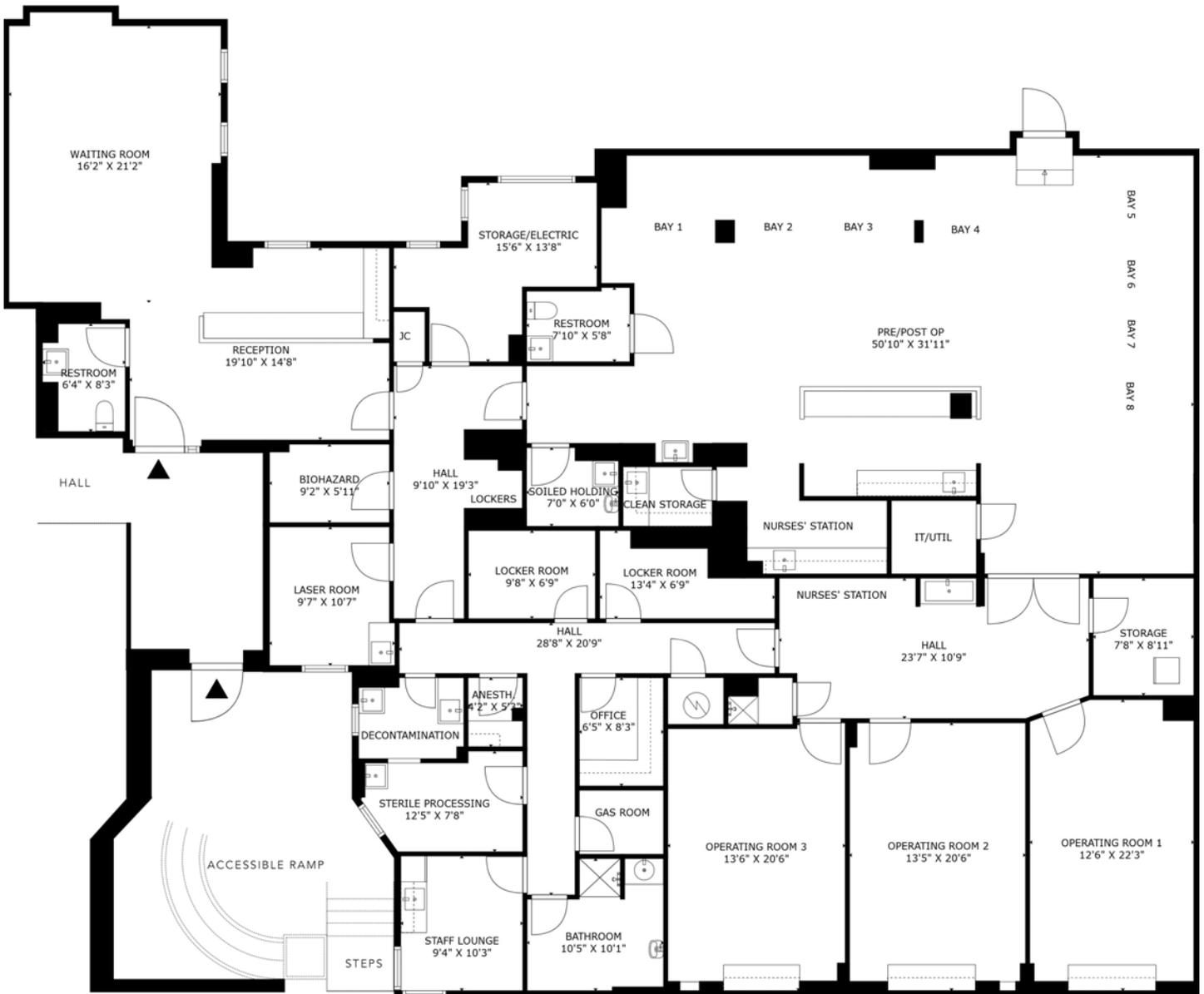
FLOOR PLANS

2D & 3D



SCAN FOR

3D MODELED VIDEO TOURS
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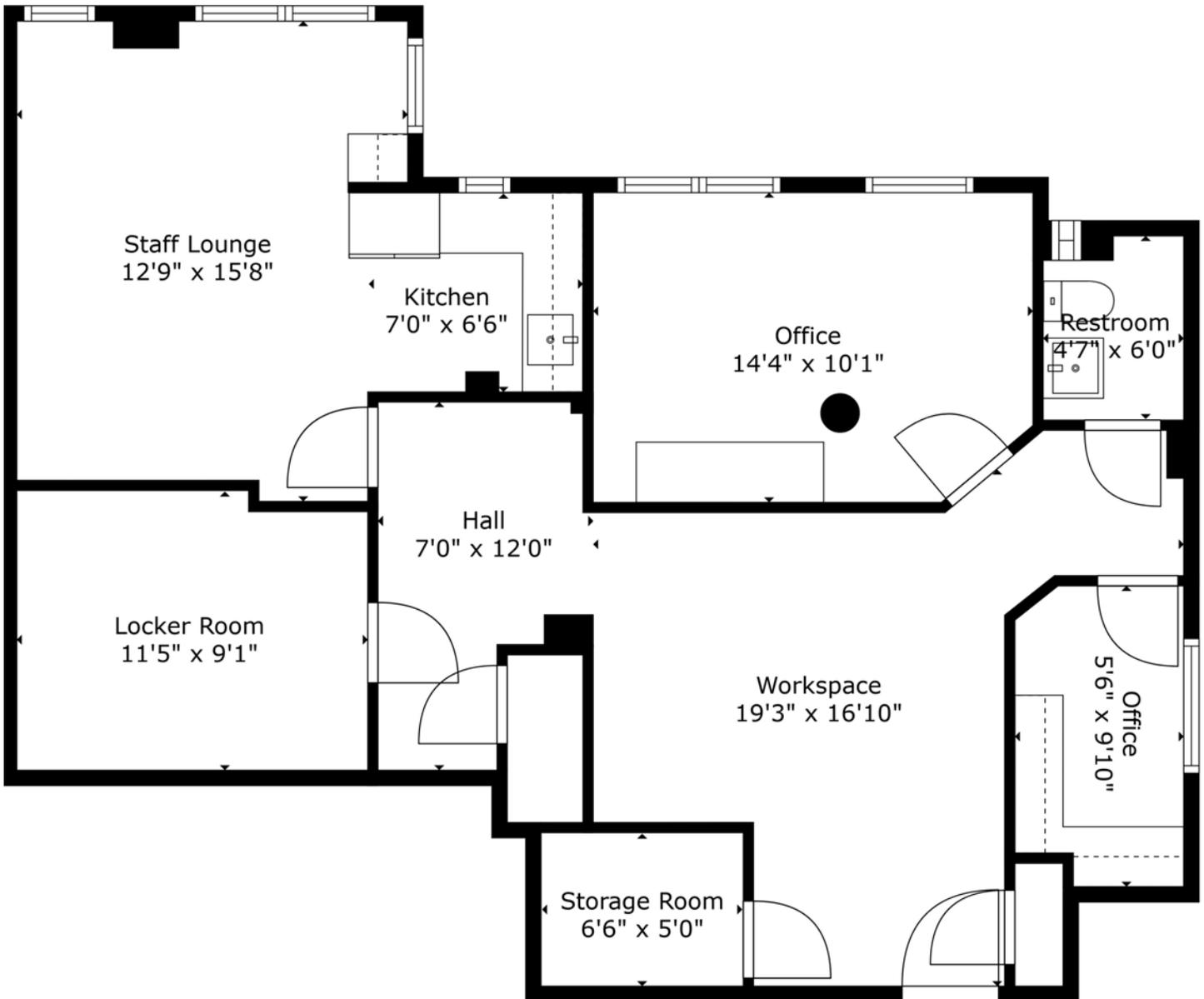


East 204th Street



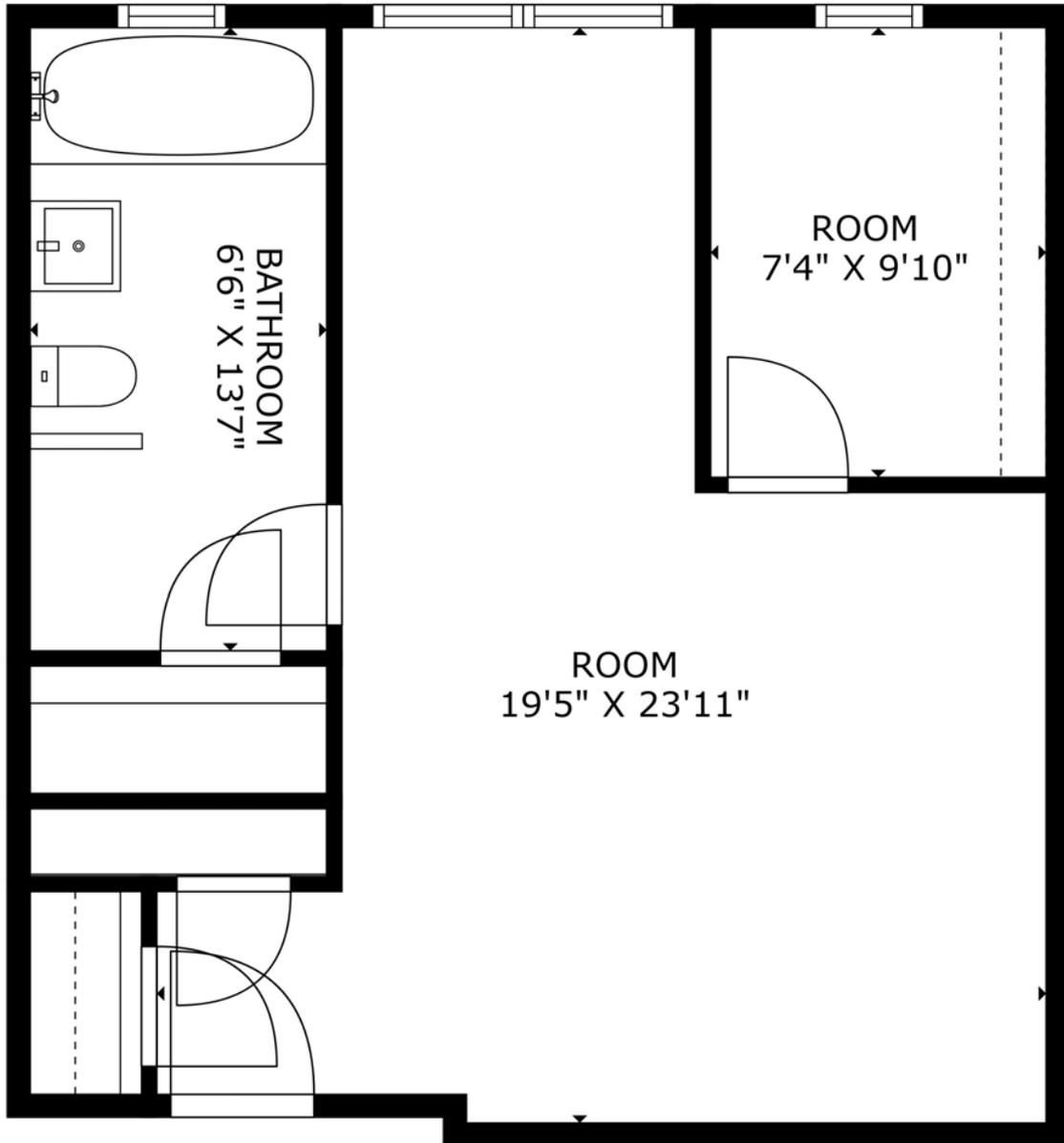
East 204th Street

3D RENDERING OF ACTUAL CONDITIONS



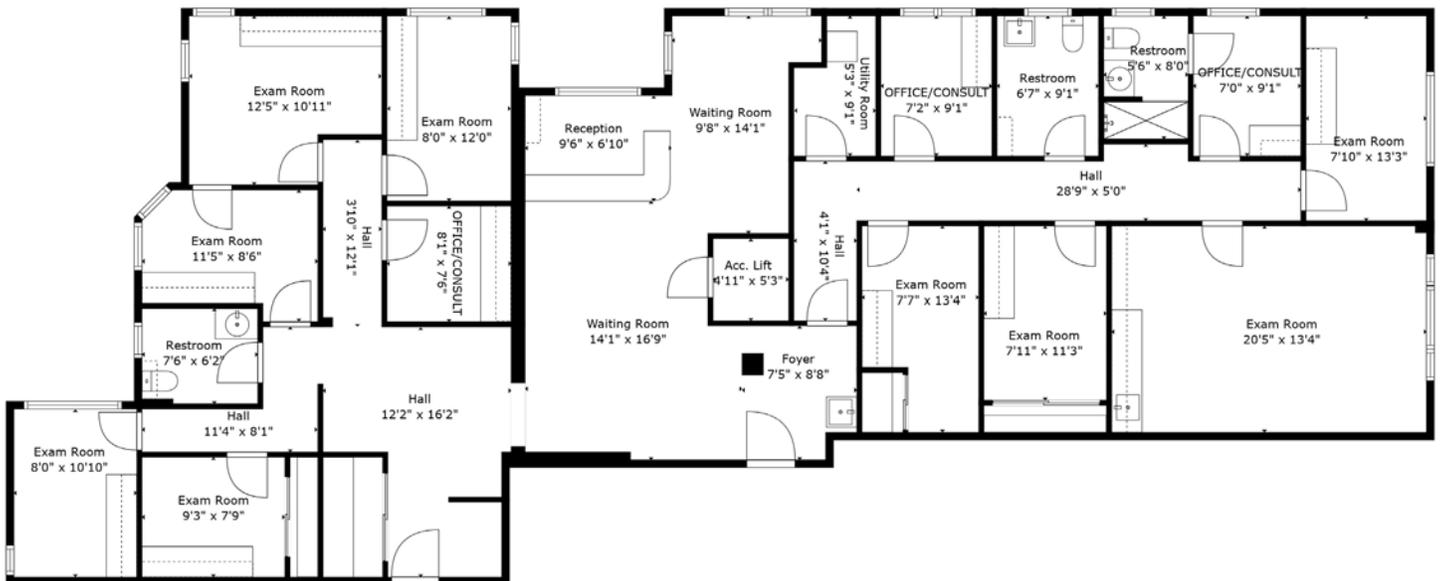


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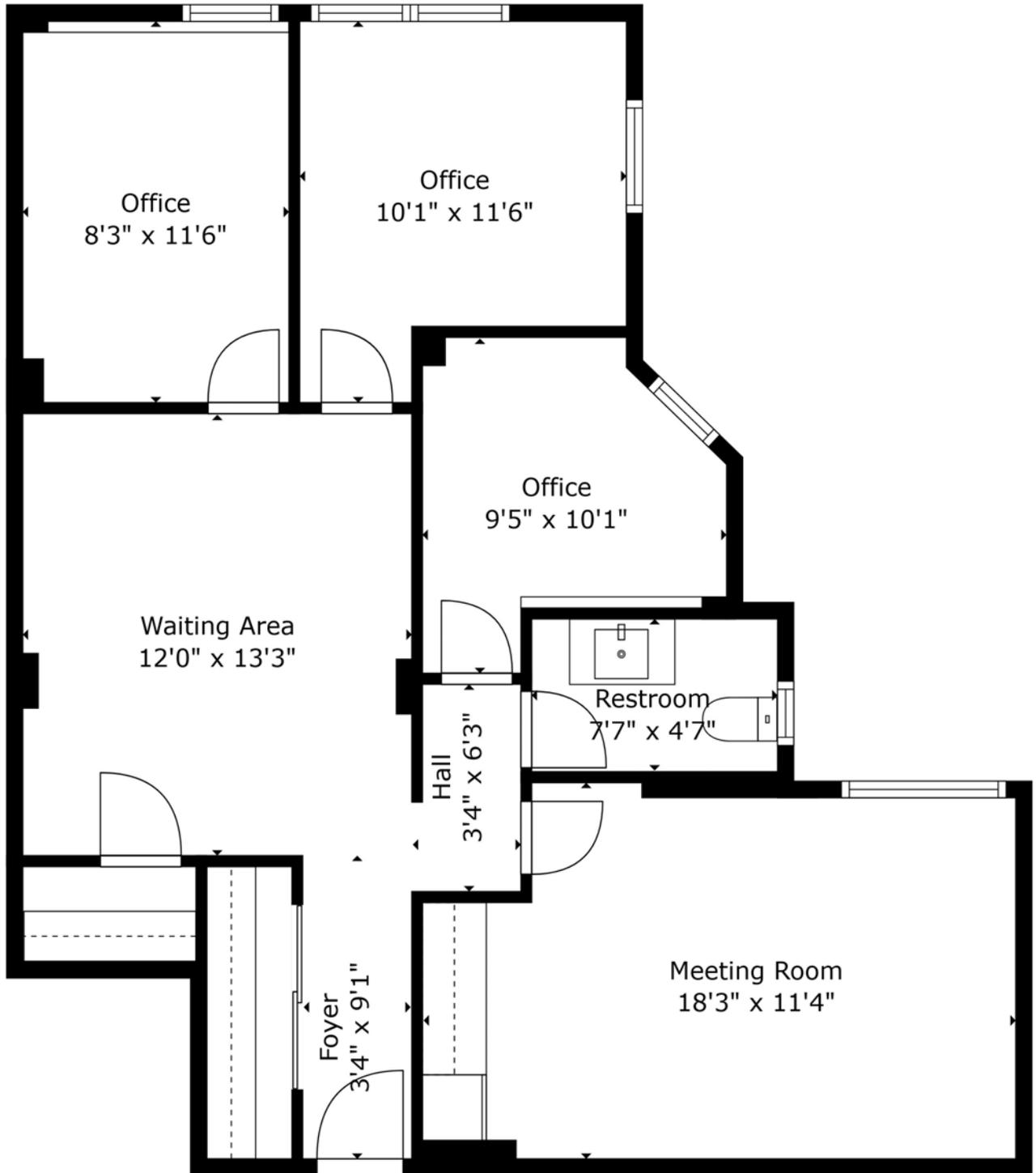


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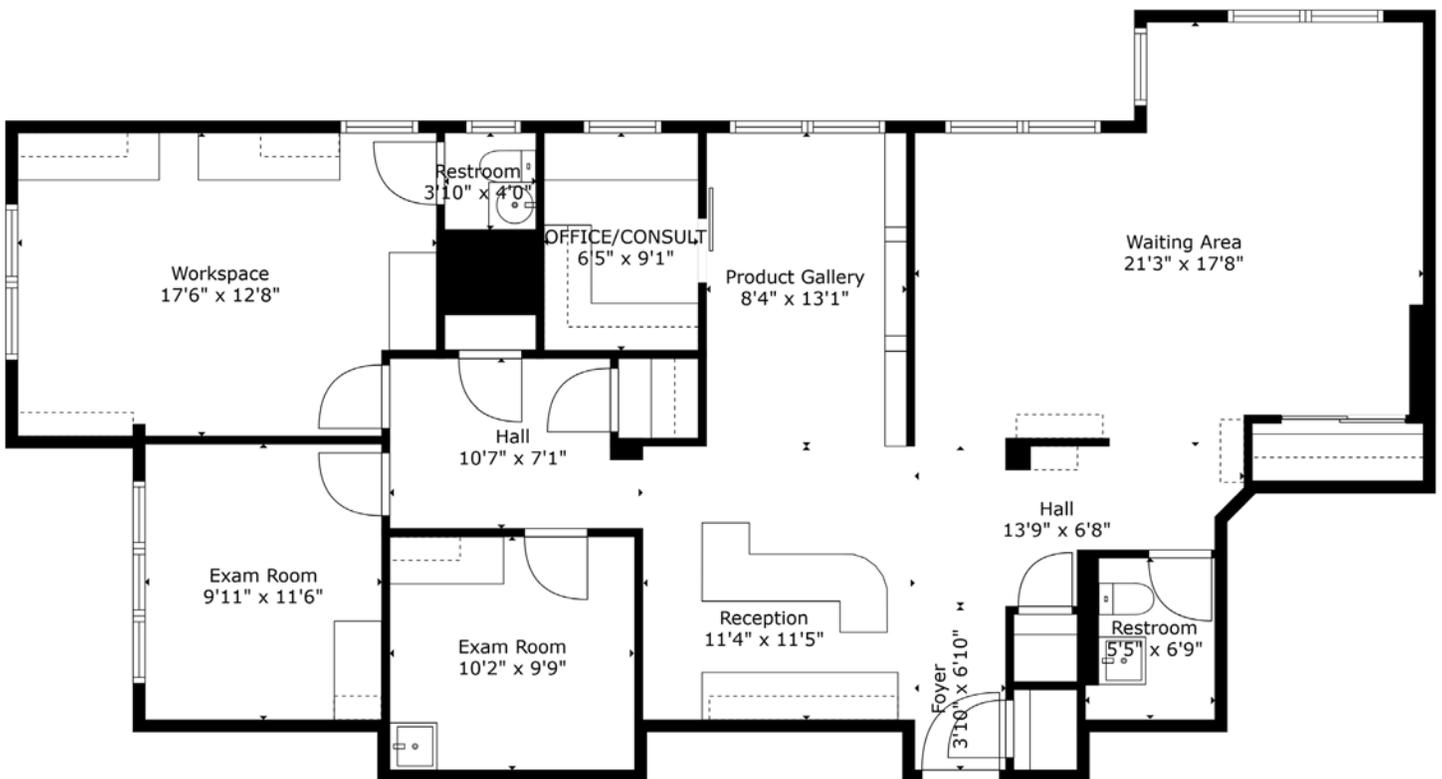


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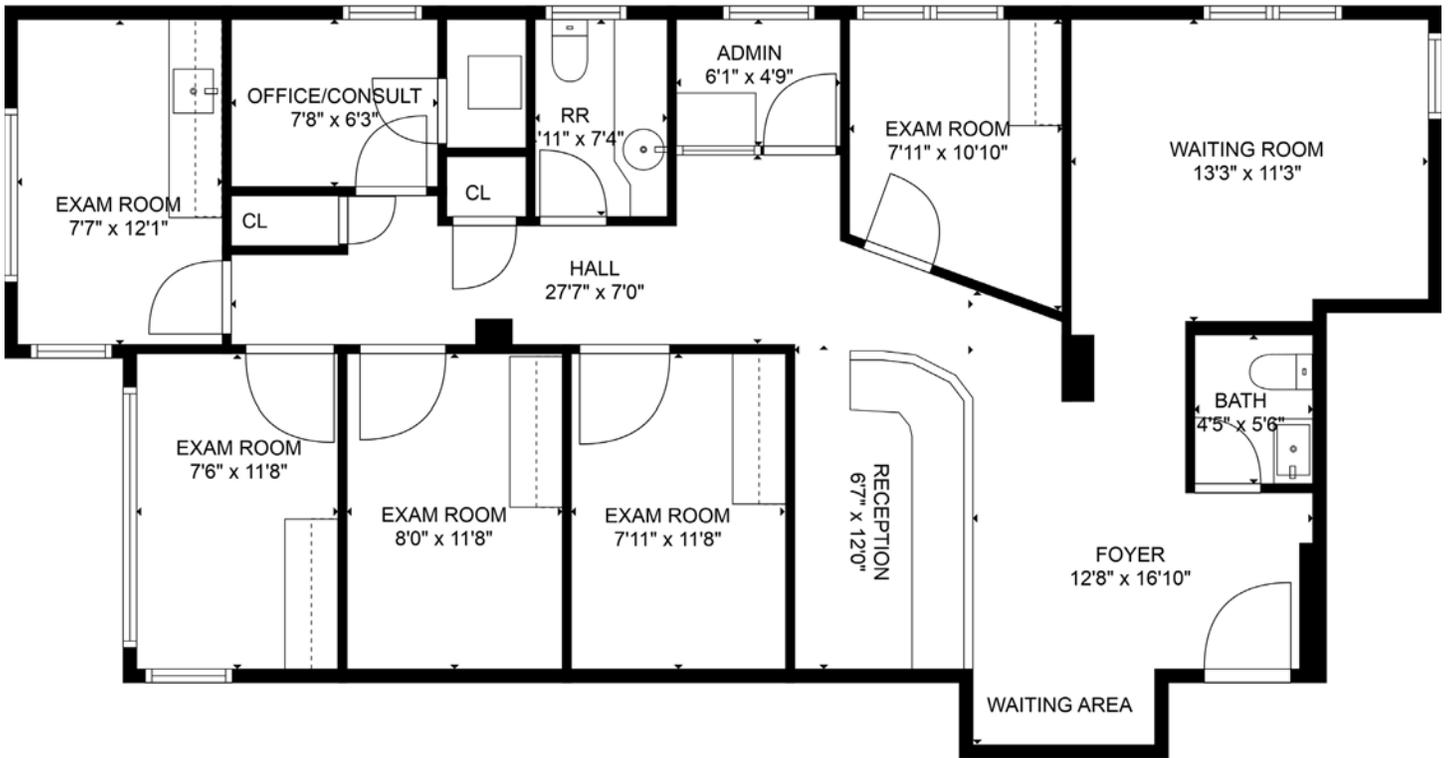


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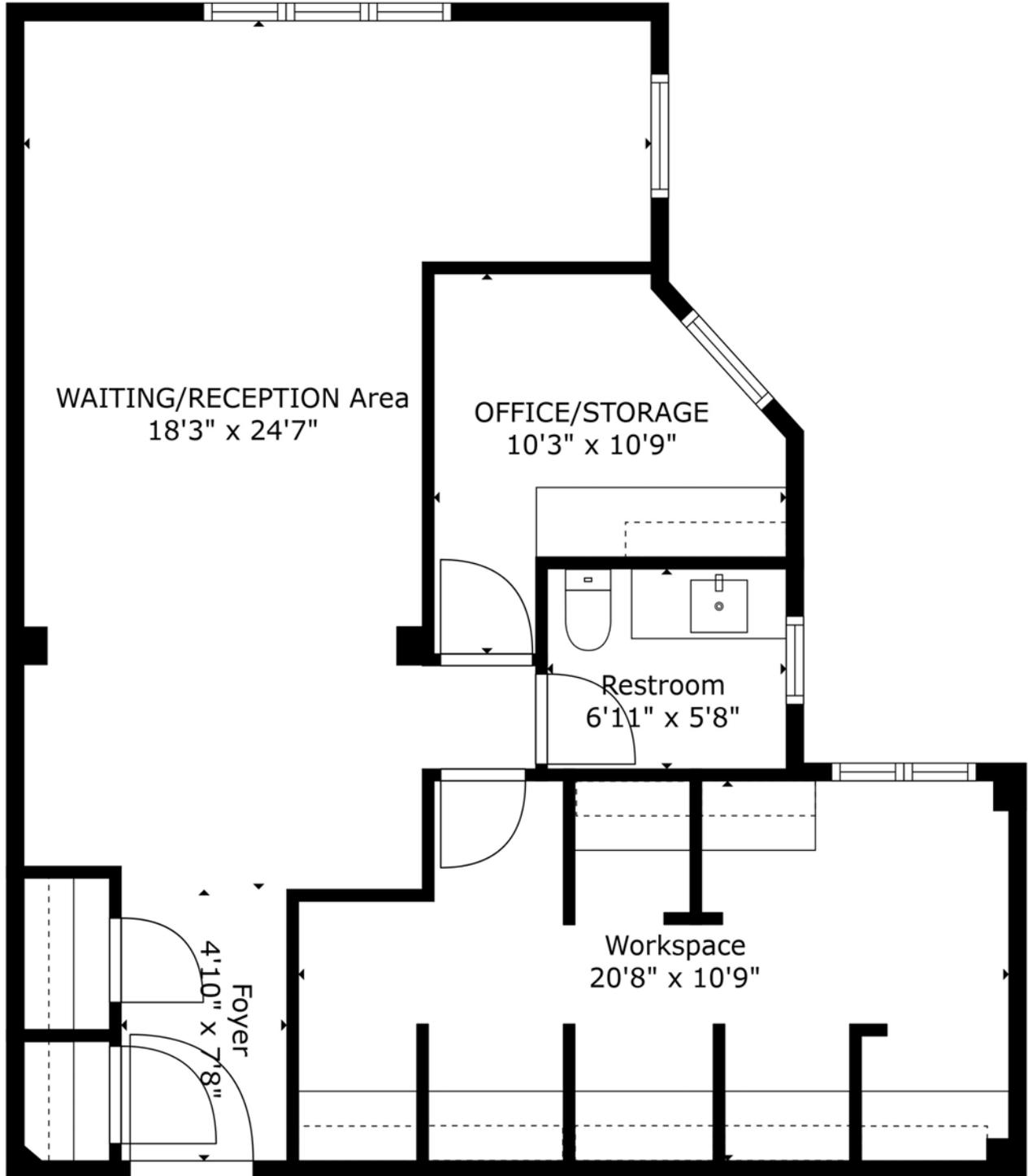


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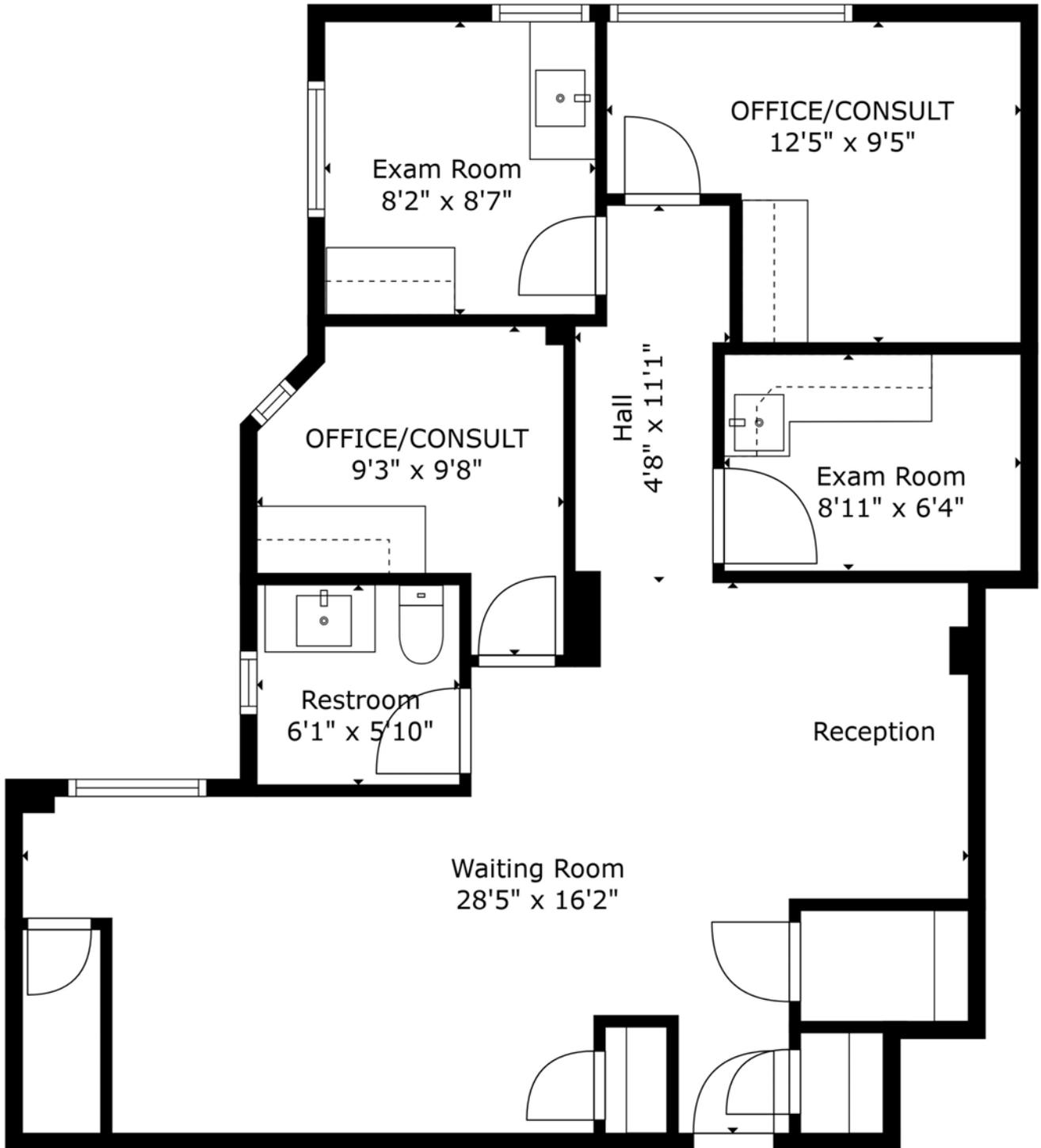


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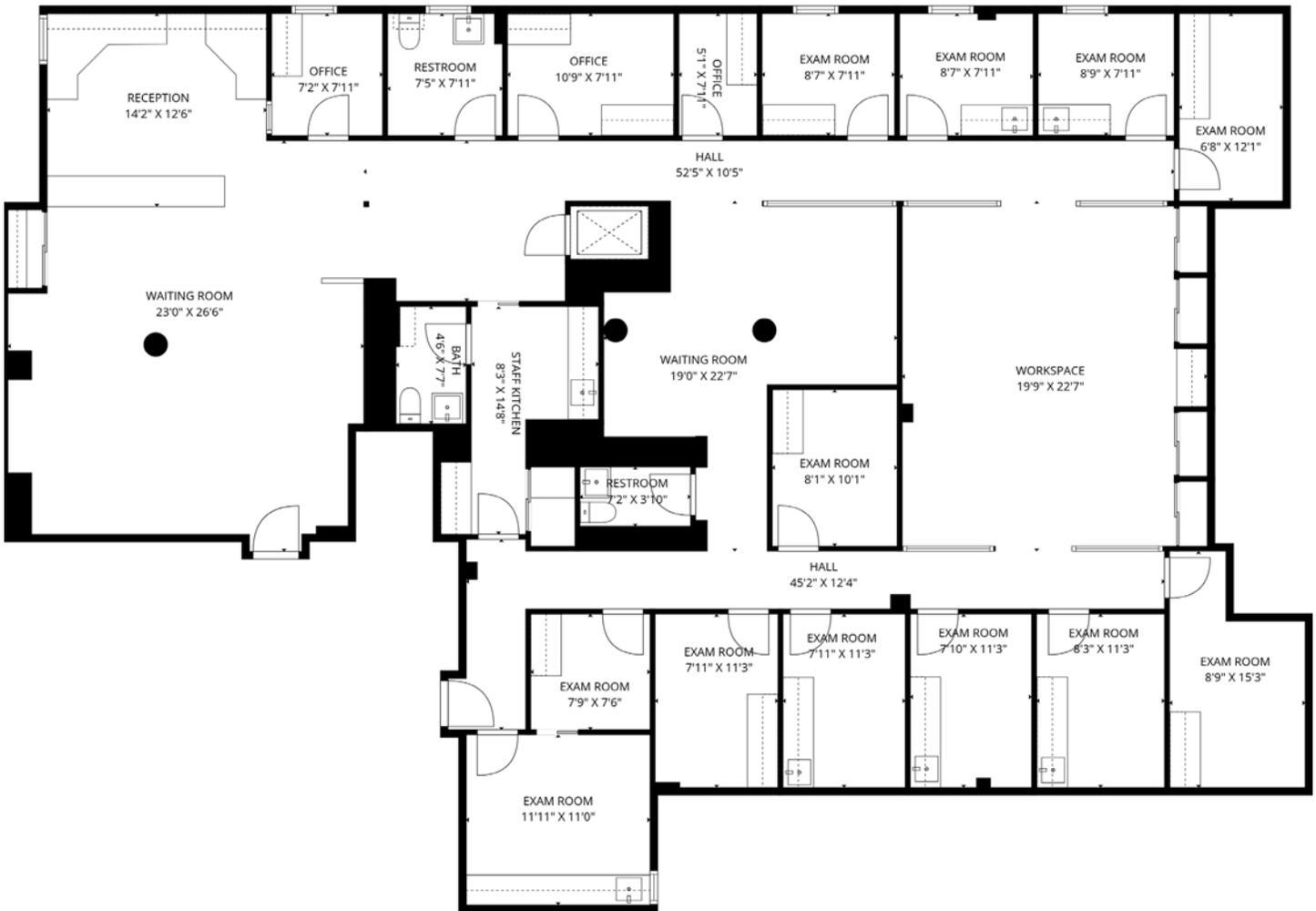


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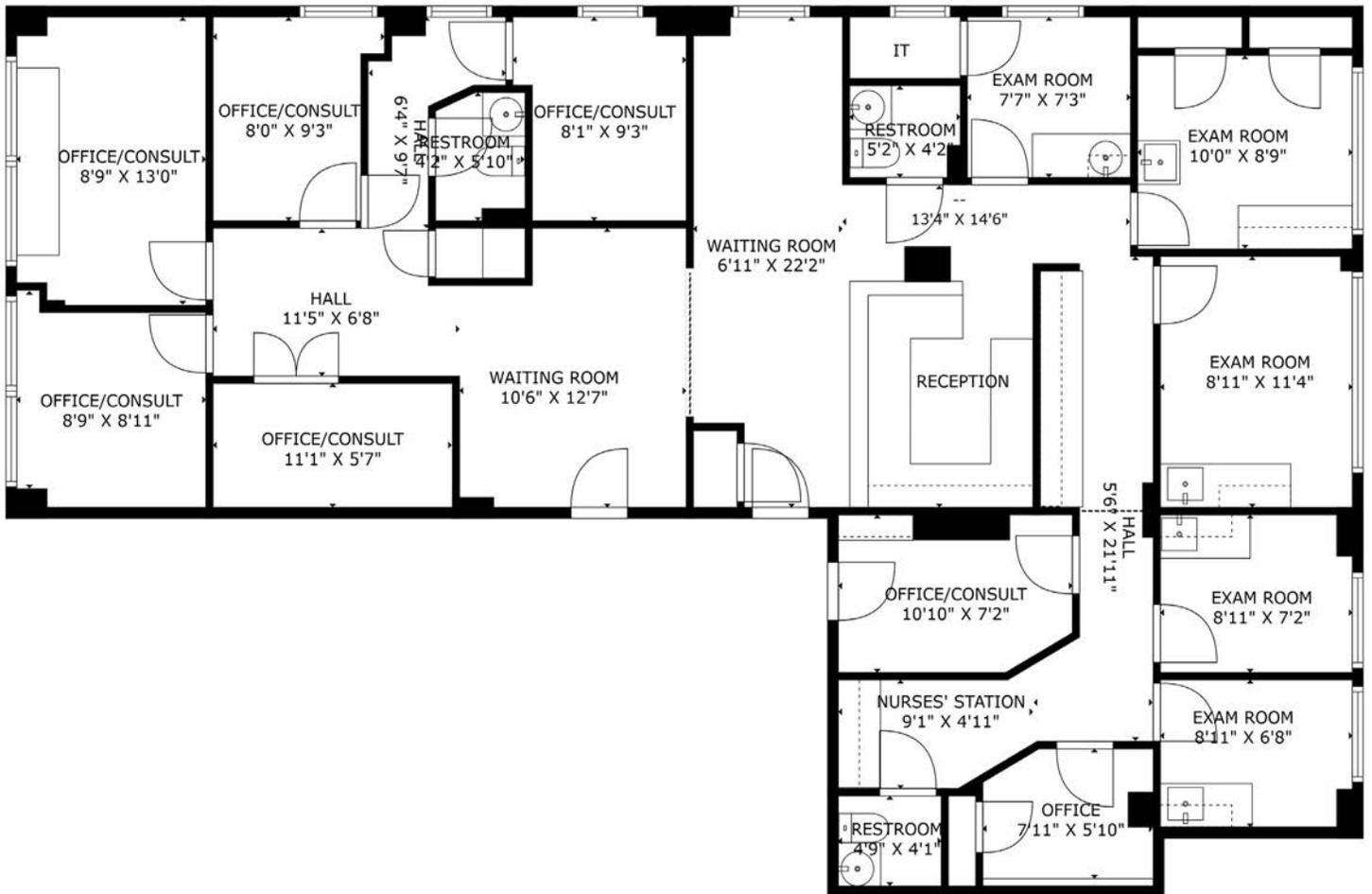


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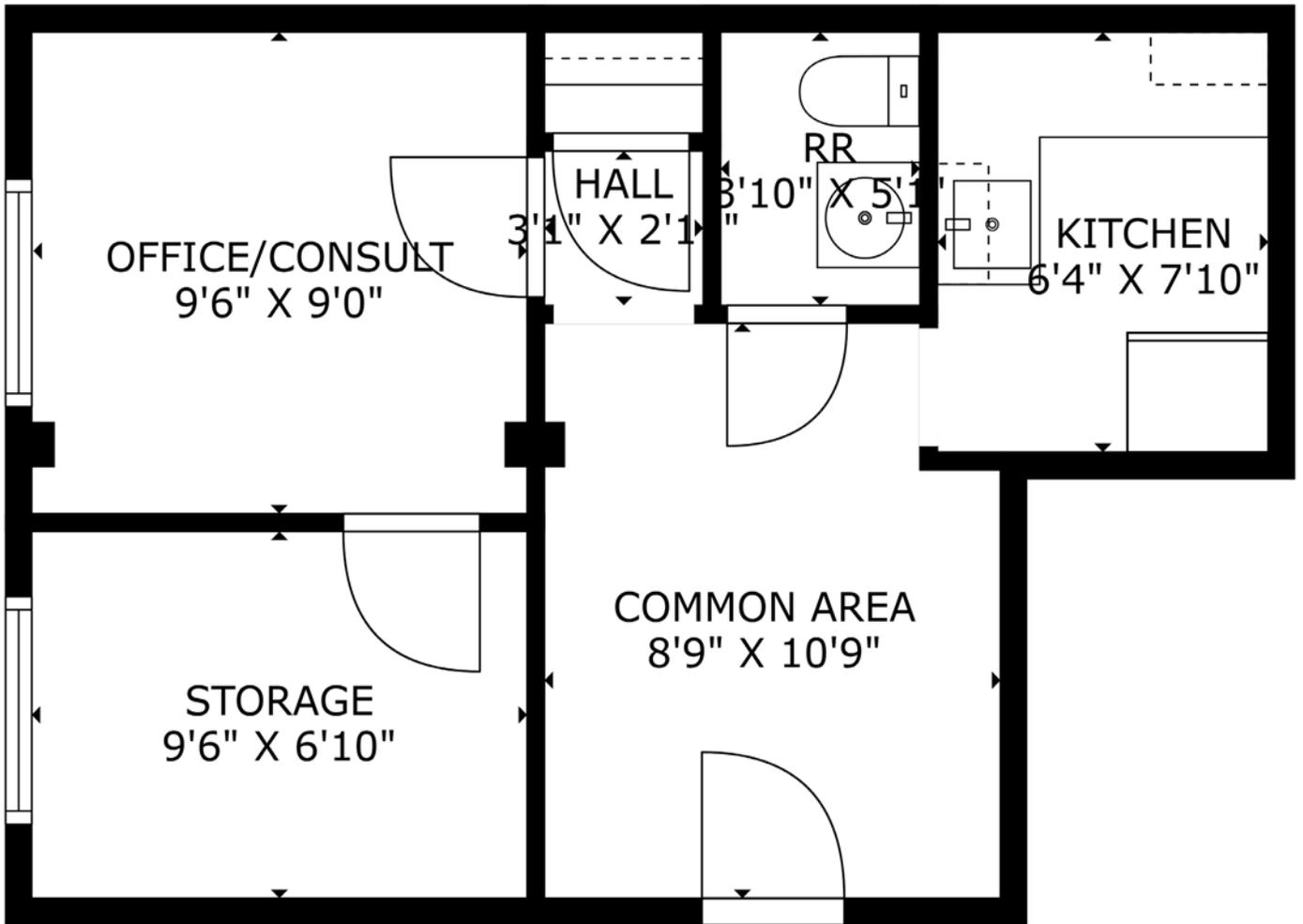


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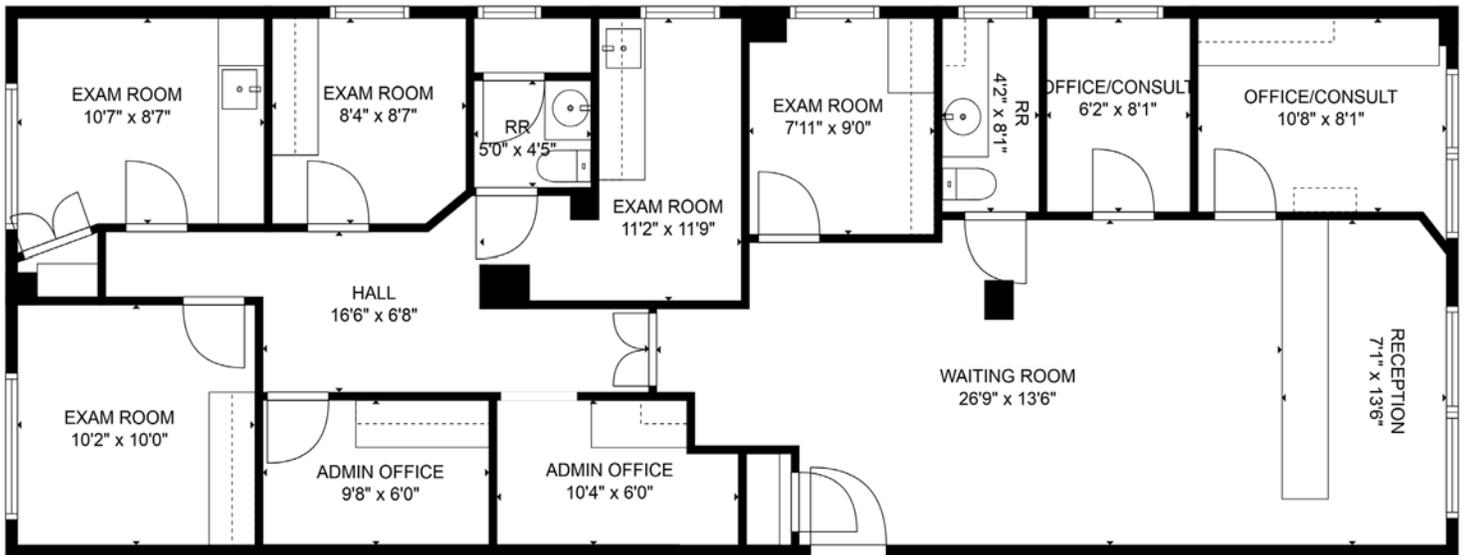


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GALLERIES



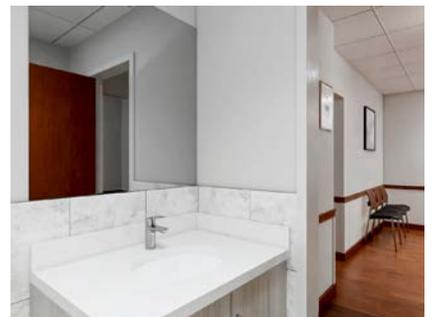
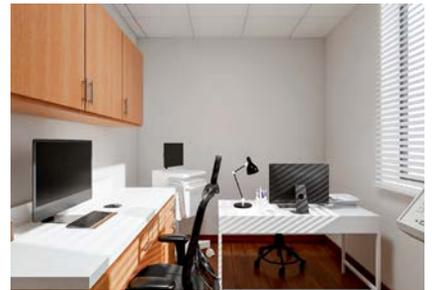
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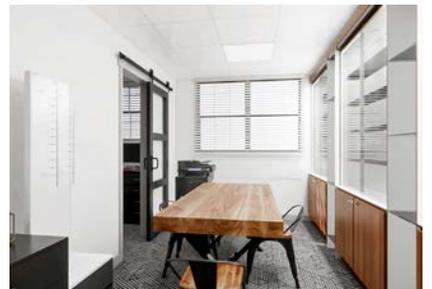
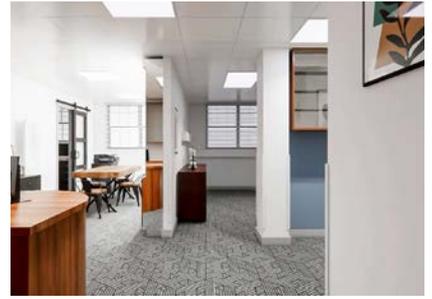






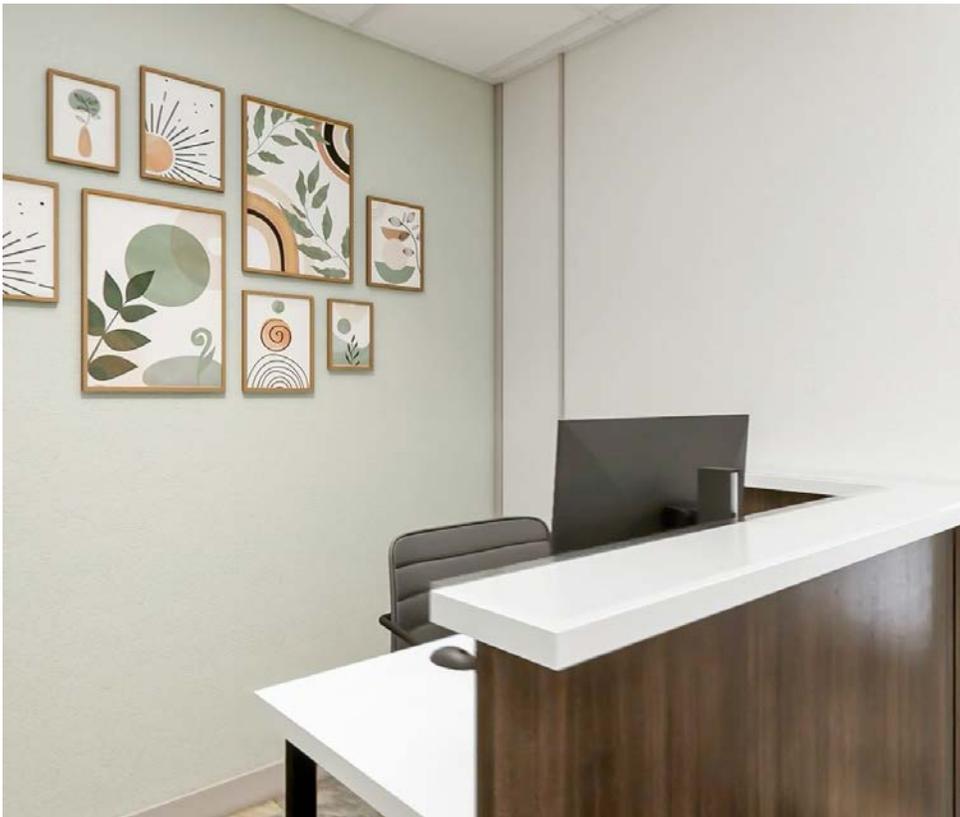
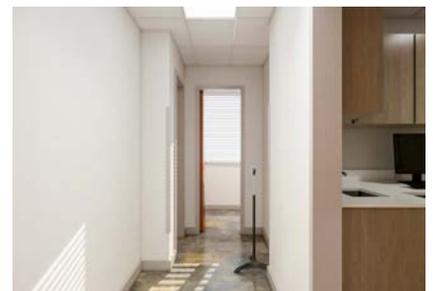
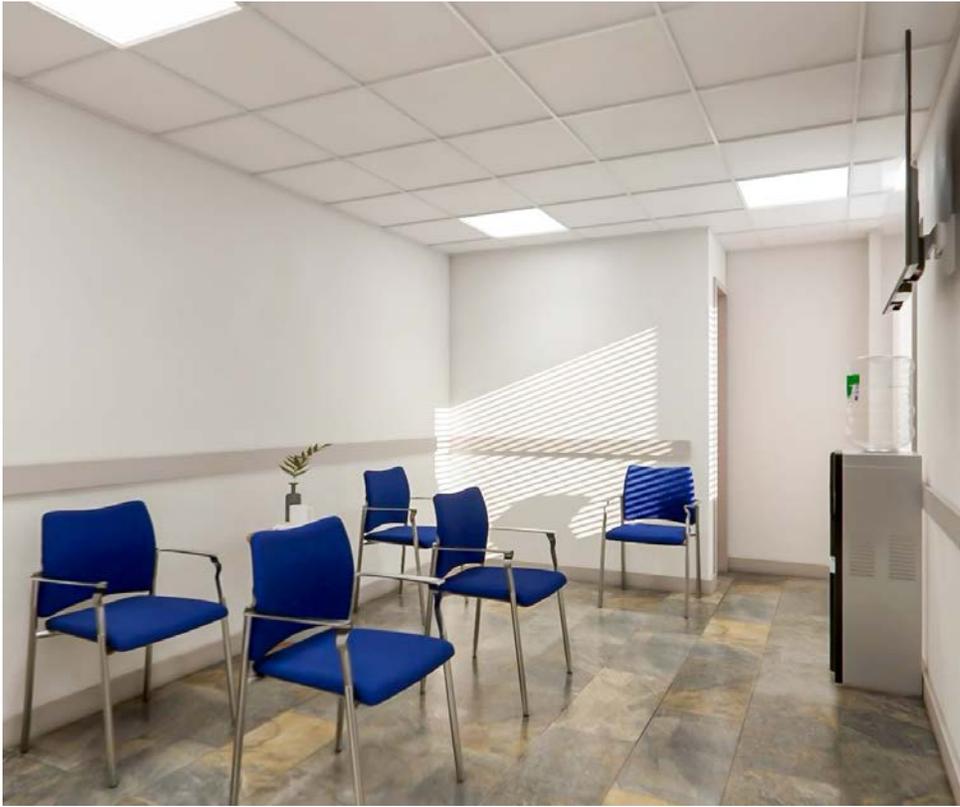






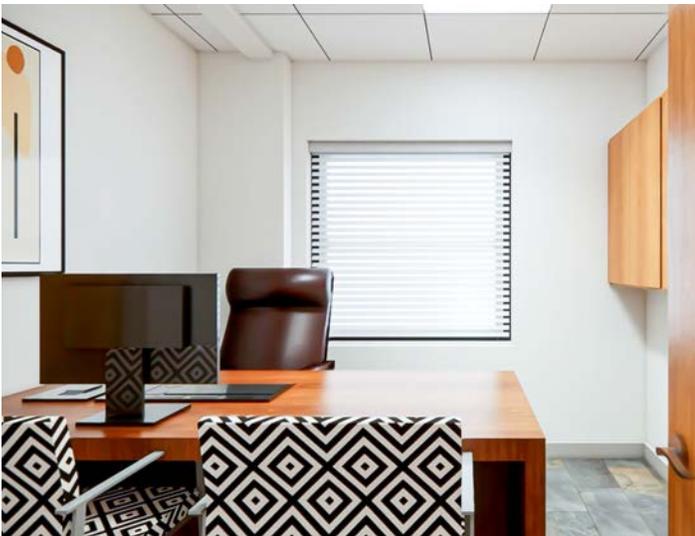














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HEALTHCARE & COMMERCIAL PROPERTIES

TEAM AT THE CORCORAN GROUP

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