

600 SF OF PRIME MEDICAL OFFICE SPACE

ASKING PRICE: \$770,000.00



PROPERTY DESCRIPTION

OWNER-USER OR 6½ Cap INVESTMENT PROPERTY!

- Beautifully renovated Professional office on East 70th Street btw. Second and Third Ave.
- A charming five story residential townhouse on a tree-lined classic UES block
- 24 hour access with lobby entrance
- Two large windows with Garden views creating a bunch of natural light
- Flexible layout; currently a therapist office with reception area and two exam rooms
- Private entrance off the lobby
- Conveniently located near NYP, Cornell and MSK hospitals
- Transportation: Second Ave. **Q** | 68th St **6**

Rent: *\$66,000.00 per year | \$5,500/month

Expenses

CC: \$360.00 per month

Taxes: \$760.00 per month

Ins: \$1,300 per year

Total: \$14,740.00 per year

NOI: \$51,260.00

***projected**

FOR MORE INFORMATION, PLEASE CONTACT:

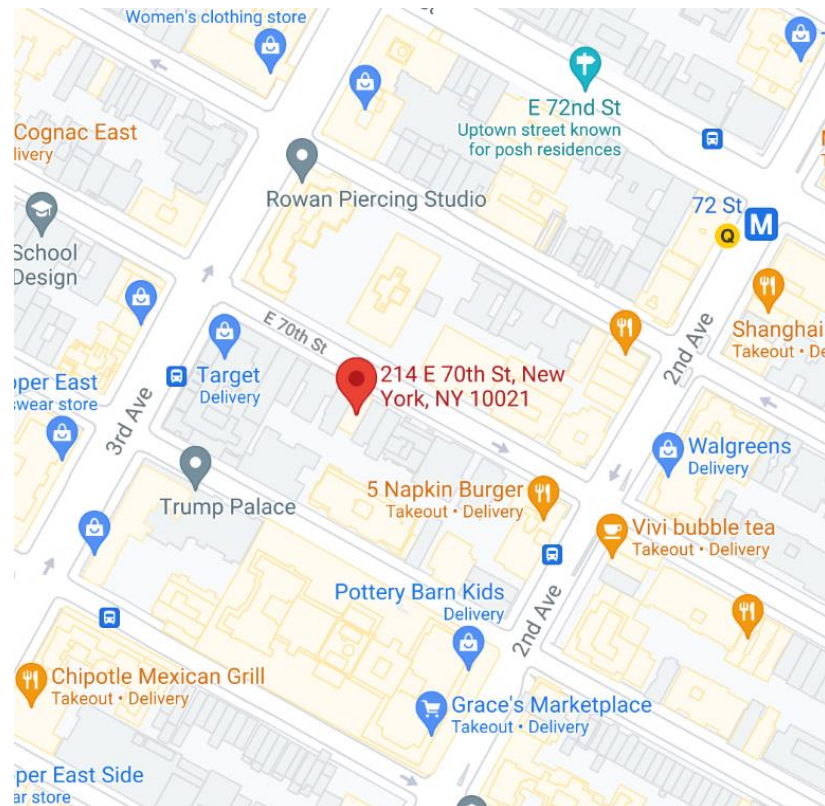


TOM BRADY

Commercial Sales and Leasing

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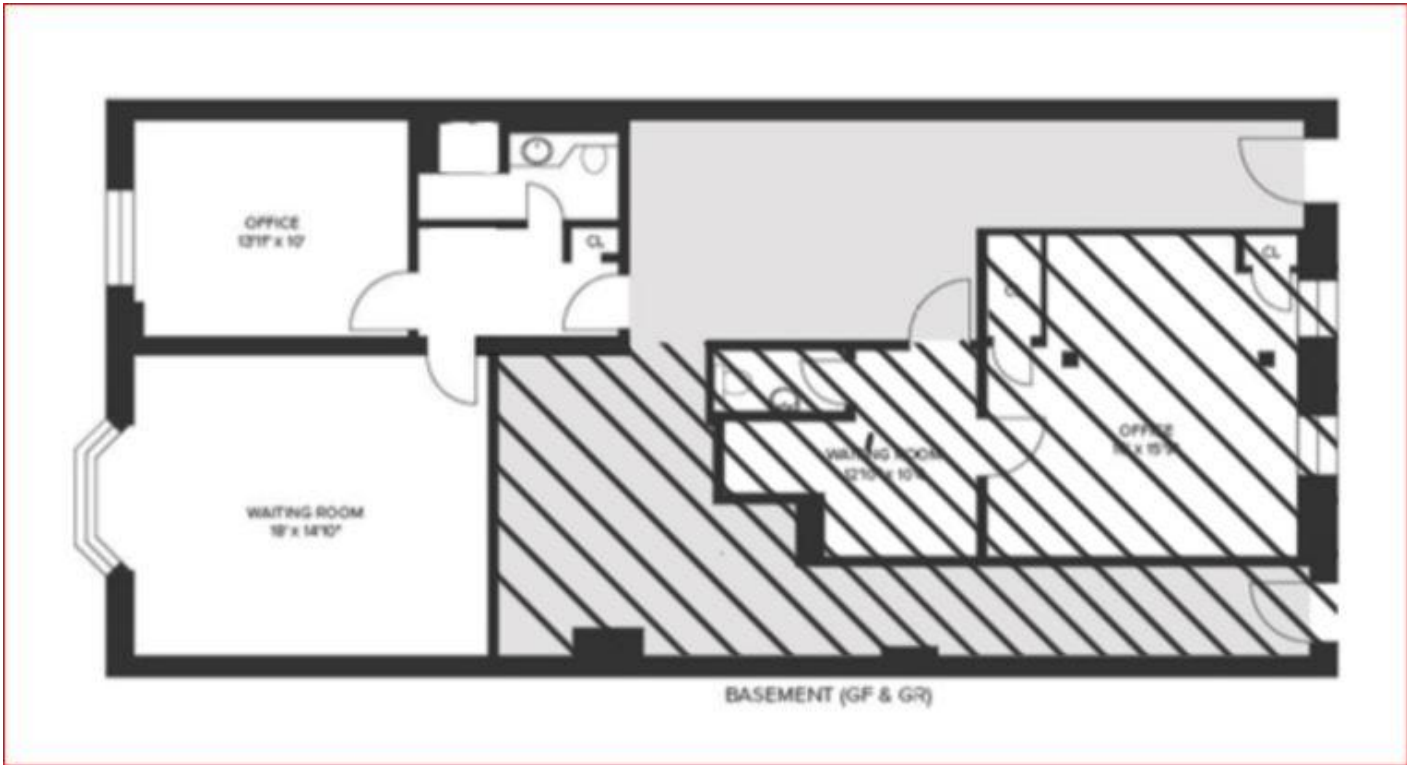




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- Between 2nd & 3rd Avenue
- Super close to the 2nd Avenue Q and the 68th Street 6 Train



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