

600 SF OF PRIME MEDICAL OFFICE SPACE

ASKING PRICE: **\$770,000.00**



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

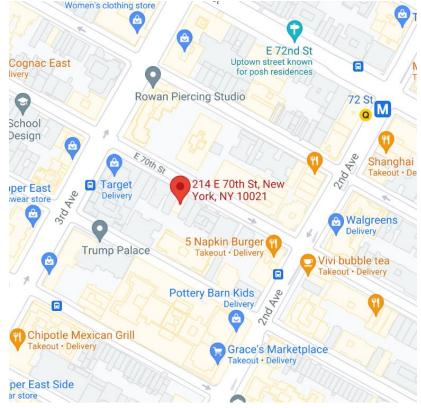
Commercial Sales and Leasing 212.572.3118

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PROPERTY DESCRIPTION

OWNER-USER OR 61/2 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



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PICTURES



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FLOOR PLAN & MAP



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



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