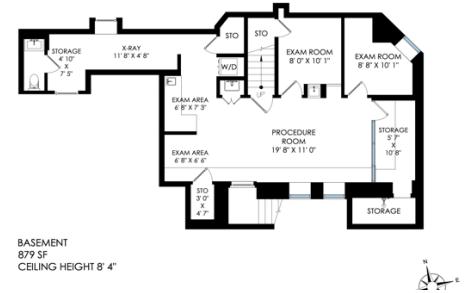


# COMMERCIAL DUPLEX - FOR LEASE GROUND FLOOR AND BASEMENT

EIGHTH AVENUE / At 112 Street CENTRAL HARLEM  
(10026 zip code)



1000 Sq. Ft Ground Floor Space + 1000 Sq. Ft Legal Basement (interconnecting interior & exterior stairs)  
33 Foot Frontage on 112 Street at Frederick Douglass Blvd – Corner Building.

Tremendous High-Visibility Duplex/Office for Rent – Former Mini Hospital.

Both Ground Floor & Basement have Excellent Ceiling Heights.

Renovated Clean Space – Move-In Condition – New Lease OK. HVAC, Handicap.

Great Location for a Multi-Purpose Office - Dental Office, Therapy Office, Clinic. Any Other Similar Use.

Infrastructure in excellent condition. Beautifully Set-up Office Layout.

Steps from Central Park and 110 Street C and B Train Stop. Two Short Blocks from Central Park.

Some very usable equipment still in place: cabinets, built-ins, tables, heavy electric. HVAC.

This Location was a long-established Pet Hospital – Fully Operating – Full Service Hospital.

New Direct Lease from Landlord. Huge Gas Line in Building.

Most wiring in place for computer networks, video security etc.

Any New Ideas and Uses Welcome.

Lease Price @ \$60.00 Per Sq. Ft at 2000 Sq. Ft

**Mihran Shloujian Real Estate LLC -**

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