

# BROOKLYN, NEW YORK

# MEDICAL CONDO

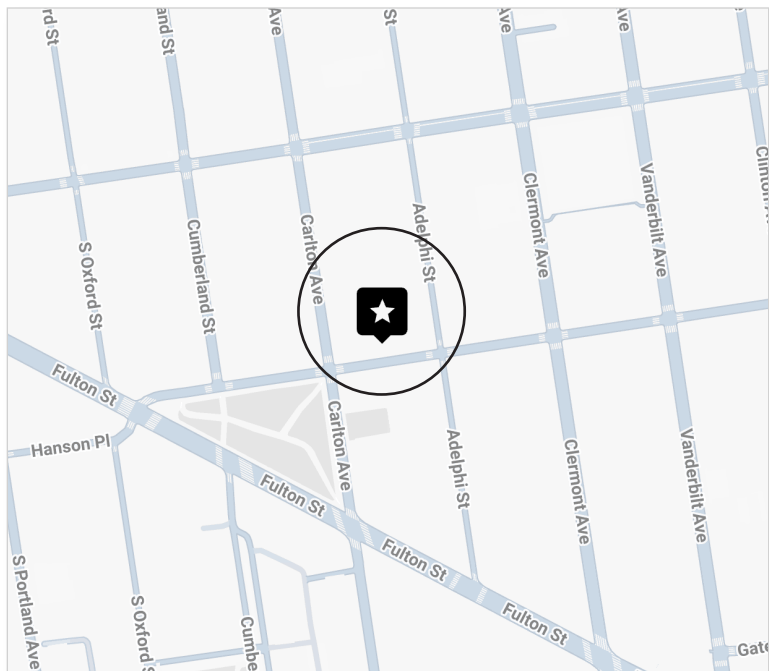
## FOR SALE

**PRICE** \$1,750,000

**FINANCING** 90% MAXIMUM

	+/- SF	COM. CHARGES	TAXES
<b>2D2E</b>	3,470	\$3,866.04/Mo	\$18,400/Yr
<b>2D</b>	1,890	\$2,105.68/Mo	\$10,000/Yr
<b>2E</b>	1,580	\$1,760.36/Mo	\$8,400/Yr

ALL UTILITIES INCLUDED IN COMMON CHARGES



**55 GREENE AVENUE, SUITE 2D2E**  
BETWEEN CARLTON AVENUE AND ADELPHI STREET



## LAYOUT

- LARGE WAITING AREA
- DUAL RECEPTIONS
- ELEVEN EXAM ROOMS  
(ONE CAN BE USED FOR PROCEDURES, ONE FOR PRE-OP)
- LAB
- NURSES' STATION
- SITTING AREA
- STAFF LOUNGE
- FOUR RESTROOMS (ONE IN PRIVATE OFFICE)
- LOCKER ROOM FOR STAFF
- STORAGE ROOM
- PRIVATE OFFICE/CONSULT WITH EN SUITE BATHROOM



## ADDITIONAL FEATURES

- DEDICATED MEDICAL ENTRANCE WITHIN THE BUILDING
- ELEVATOR ACCESS TO THE SECOND FLOOR
- PARKING SPACE AVAILABLE FOR LEASE TO THE DOCTOR/OWNER
- FLEXIBLE LAYOUT:  
USE AS ONE LARGE SUITE (3,470 SF) OR DIVIDE INTO TWO UNITS
- C TRAIN PROVIDES A DIRECT CONNECTION INTO MANHATTAN
- ADDITIONAL INGRESS/EGRESS
- CENTRAL AIR CONDITIONING
- SPEAKER SYSTEM THROUGHOUT
- RECESSED AND OVERHEAD LIGHTING
- ADAPTABLE TO ANY MEDICAL SPECIALTY
- ALL UTILITIES INCLUDED IN COMMON CHARGES















FLOOR PLAN FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL SIZE AND DIMENSIONS MAY VARY.





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