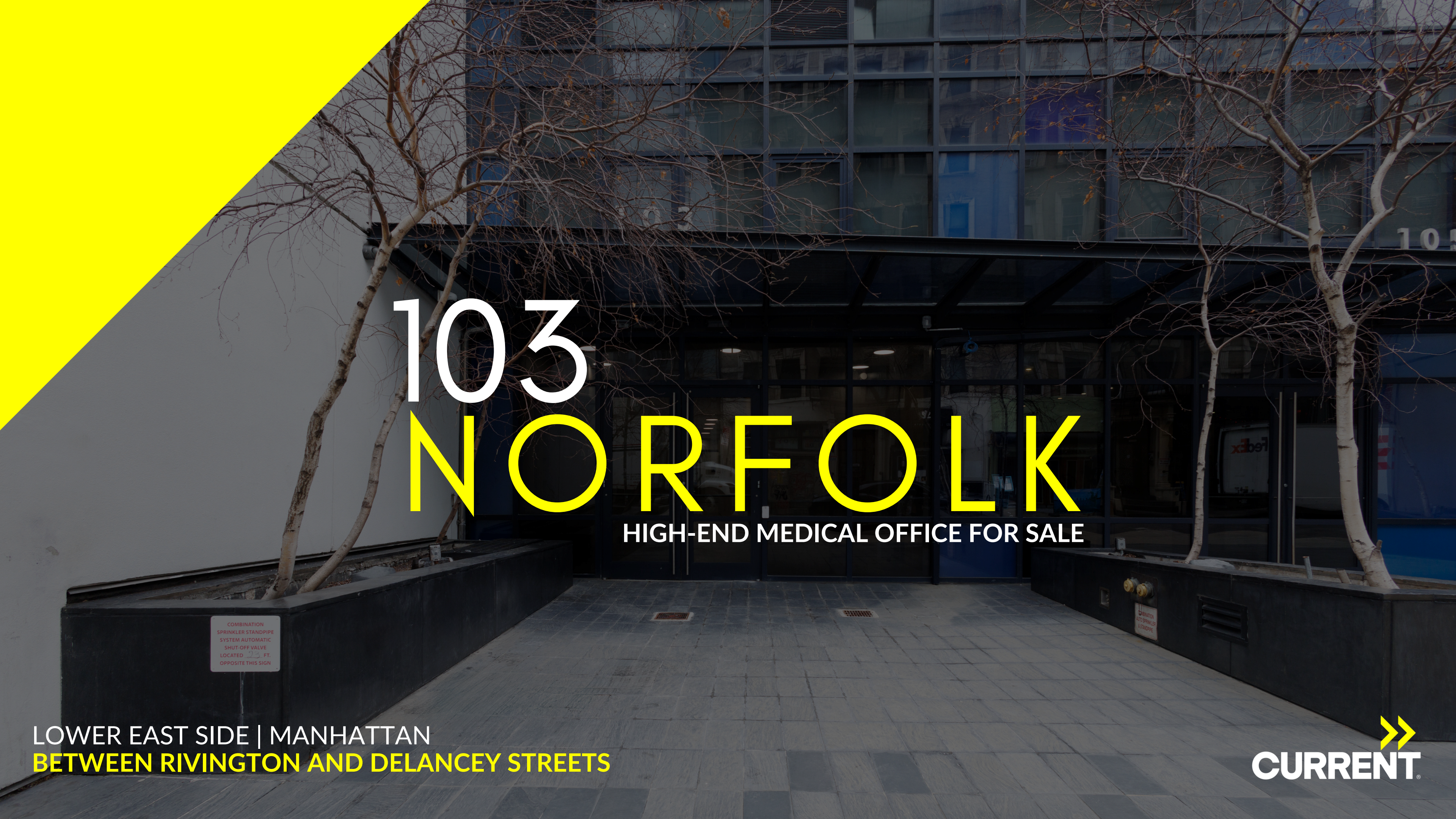




103 NORFOLK

HIGH-END MEDICAL OFFICE FOR SALE

COMBINATION
SPRINKLER STANDPIPE
SYSTEM AUTOMATIC
SHUT-OFF VALVE
LOCATED 23 FT.
OPPOSITE THIS SIGN

LOWER EAST SIDE | MANHATTAN
BETWEEN RIVINGTON AND DELANCEY STREETS


CURRENT

103NORFOLK

SIZE

Ground Floor: 2,650 SF

ASKING PRICE

~~\$3,200,000~~ **\$2,850,000**

TAXES & COMMON CHARGES

\$39,000/year

\$4,000/month (includes 2 assessments)

FINANCING

SBA 504 Loan approved - 10% down

HIGHLIGHTS

- Rare opportunity to own a fully built, move-in ready medical office in prime Lower East Side
- High-end office, thoughtfully designed with premium finishes, advanced systems and every detail in place for a modern medical practice
- Built with:
 - 10 Treatment rooms
 - Blood lab + infusion/recovery area (3 chairs)
 - Dedicated space for physical therapy/exercise
 - Full kitchen with dishwasher and washer/dryer
 - Private outdoor patio with garden
 - Furniture included
- Immediate occupancy, practice from day one



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WHY THIS PROPERTY STANDS OUT

- Ground-Floor Space with Private Entrance & Garden-Lined Patio
- 2,650 sq. ft. with 10 ft ceilings – bright, open, and modern
- No costly buildout – comparable fit-outs cost \$400K-\$600K
- Immediate occupancy – practice-ready from day one
- SBA 504 Loan approved – financing available with as little as 10% down
- Own your practice space – build equity, gain stability, and avoid lease risks

SPECIFICATIONS & FINANCIALS

Building Systems

- Modern HVAC
 - Water-cooled system supplied by building
 - Board-approved 10-ton rooftop compressor for heating & cooling
 - Fully spec'd and city-approved (see attached specs)
- Electrical
 - 200 amps
 - Each room on its own circuit
 - Dedicated circuits for washer/dryer & mechanical system with shutoff
- Fire Safety
 - Fully operational alarm system tied to city line (dual phone connection)
 - Complete sprinkler system

TECHNOLOGY & EXTRAS

- 13 computer terminals pre-wired and ready
- 9 Hikvision security cameras with DVR & mobile app playback
- Cat6 internet wiring throughout
- 10 gym lockers
- Water fountain with bottle filler
- Ample storage solutions

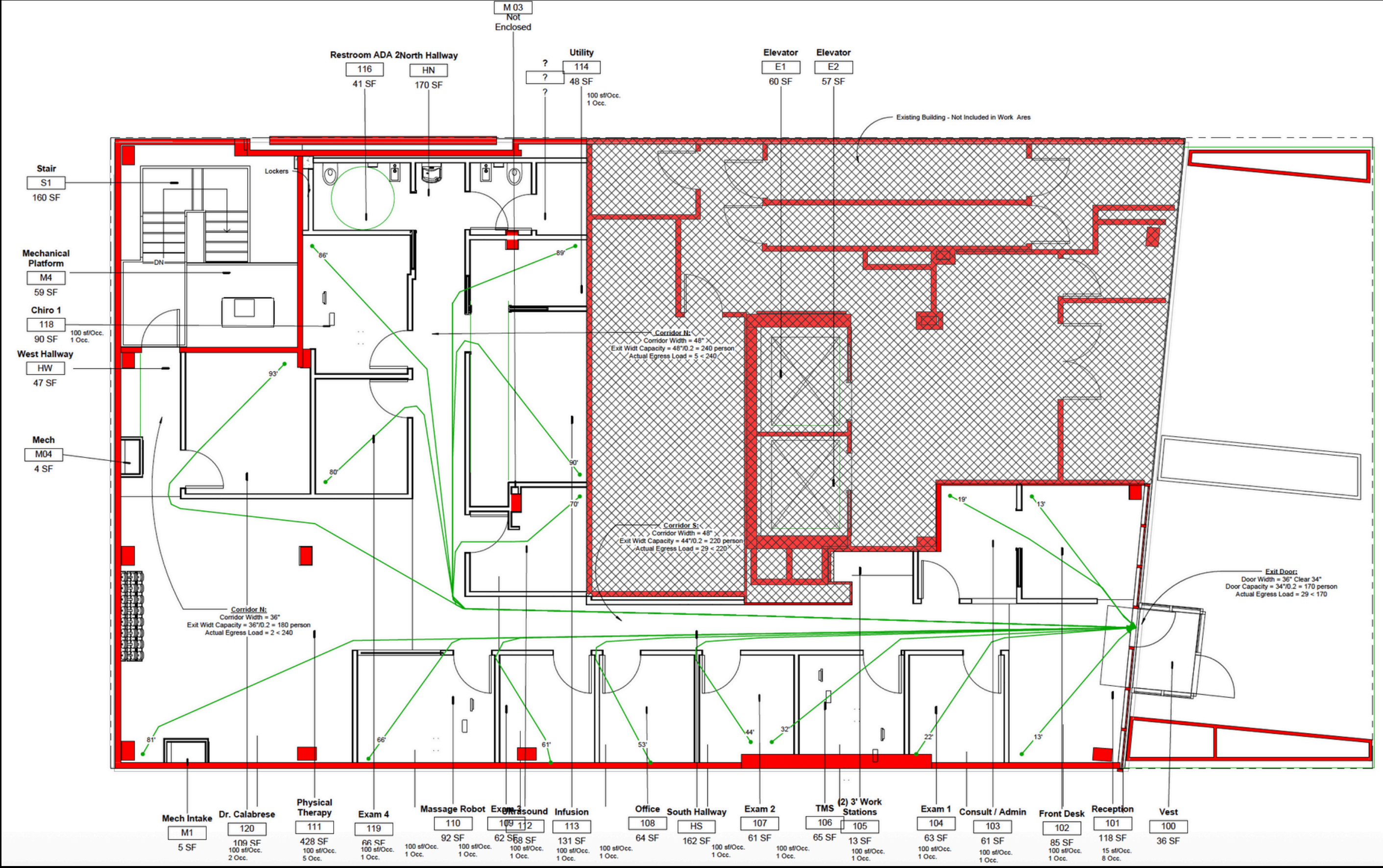


103**NORFOLK**



103 NORFOLK

FLOOR PLAN





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Real Estate Advisors