

# Dental/Residential Brownstone

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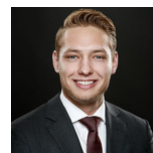


Offered at: \$3,995,000	Property Type: Mixed Use	Approx. Sq.Ft: 3,120
Rooms: 16	Bedrooms: 2	R.E. Tax \$41,648.96

For more information, **contact:**



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# 250 E 32nd St

**Offered at \$3,995,000** Welcome to 250 East 32nd Street, a beautifully renovated mixed-use, four-story building in the heart of Kips Bay. Meticulously maintained with a full gut renovation completed approximately 10 years ago, this property offers the perfect opportunity for professionals or business owners looking to combine their workspace with luxurious living in a vibrant Manhattan neighborhood.

This thoughtfully designed building provides an excellent setup for a professional seeking a prime location for their practice or office, while enjoying the convenience of living above and/or collecting additional rent as well.

## **Why It's Perfect for an Owner-User**

### **Ground Floor & Lower Level :**

- Fully plumbed treatment rooms with lab space and pump/vacuum systems.
- X-ray-ready areas, making it ideal for dental, medical, or other professional services.
- Commercial lease ends in March, allowing a buyer to occupy and customize the space to their needs.

### **Second Floor:**

- Full Floor Studio Apartment – Currently used by the owner but could potentially be rented out.

### **Penthouse Apartment:**

- Modern two-floor duplex with central heat and split unit AC, in-unit washer/dryer, and hardwood floors.
- Flexible one-to-two-bedroom layout.
- Currently tenant pays \$6,495/month + \$100 towards gas utilities
- Lease in place through November 1, 2025 with mutual option to renew.



### Benefits of Ownership:

1. **Work Where You Live:** Avoid the commute and enjoy the unparalleled convenience of operating your business just steps away from your home.
2. **Quality Infrastructure:** The property features modern mechanicals, updated plumbing and electrical systems, and a reduced need for maintenance.
3. **Flexibility to Grow:** Use the entire property to support your business and lifestyle or rent out one or more units to offset costs.
4. **Prime Location:** Situated in Kips Bay, this property is surrounded by major medical centers, schools, and retail hotspots, ensuring a steady flow of potential clients and customers.

### Location & Connectivity:

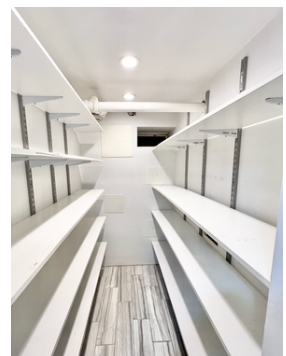
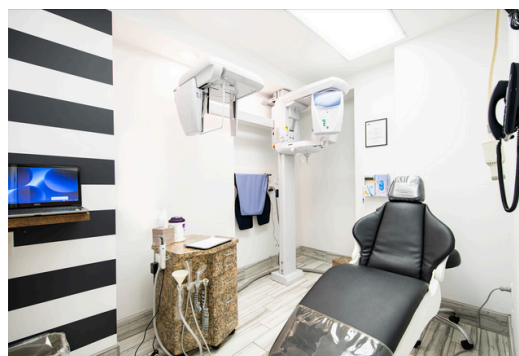
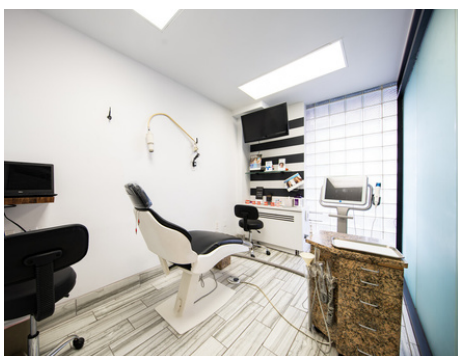
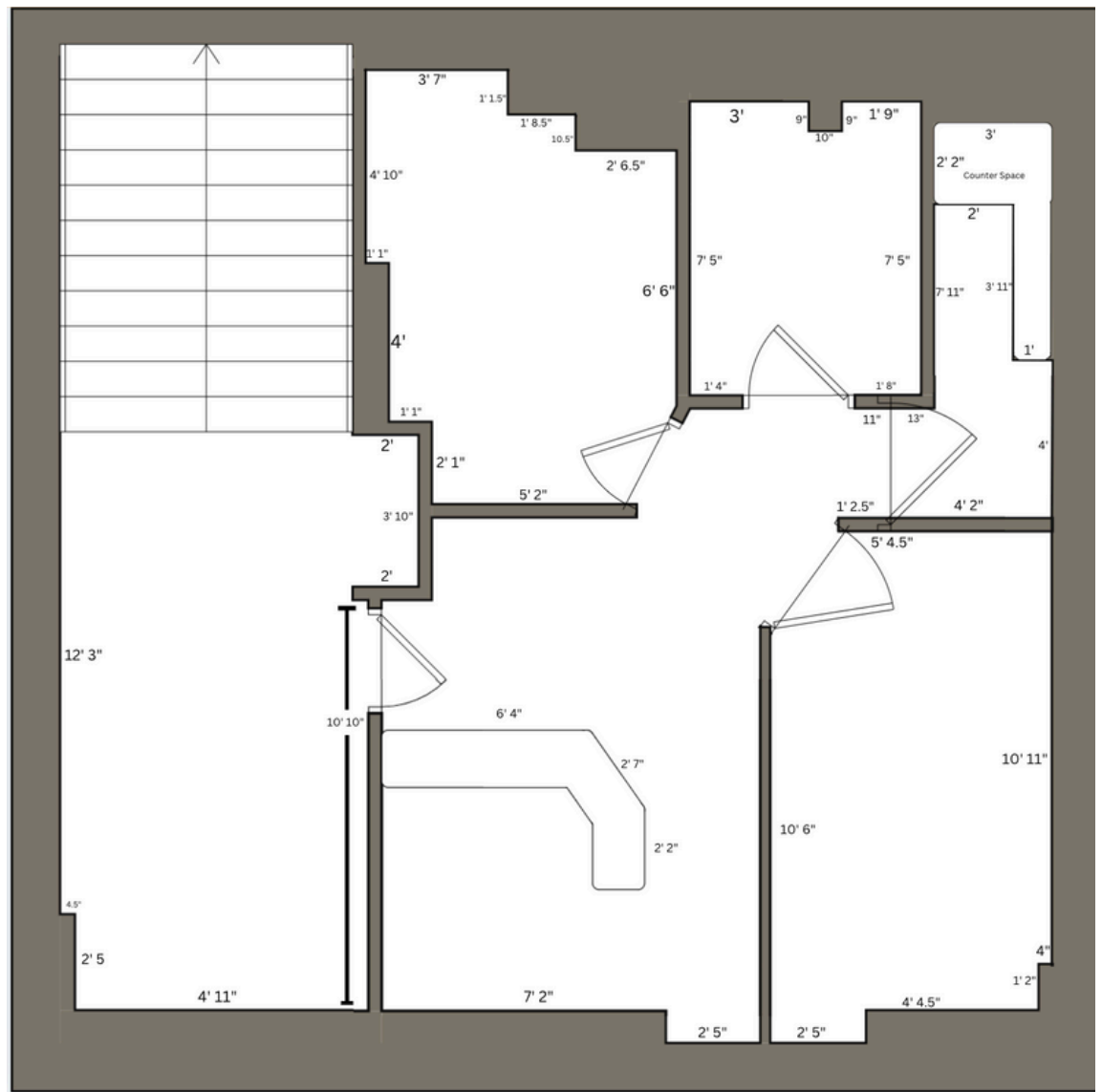
- **Proximity to Key Institutions:** Steps from NYU Langone and other major medical centers.
- **Retail & Amenities:** Close to Trader Joe's, Duane Reade, and an array of dining and entertainment options.
- **Transit Access:** Near the 6 train at 33rd Street and multiple bus lines for effortless travel around the city.
- **Neighborhood Growth:** Kips Bay's thriving residential and commercial development ensures continued vibrancy and demand.

### A Unique Opportunity for Professionals:

250 East 32nd Street offers the ideal combination of a modern workspace and upscale living in one of Manhattan's most desirable locations. Whether you're a medical professional, creative entrepreneur, or small business owner, this property provides the space and flexibility to support your professional and personal goals. Don't miss the chance to own a building that works as hard as you do—providing a seamless blend of functionality, comfort, and prime Manhattan convenience.

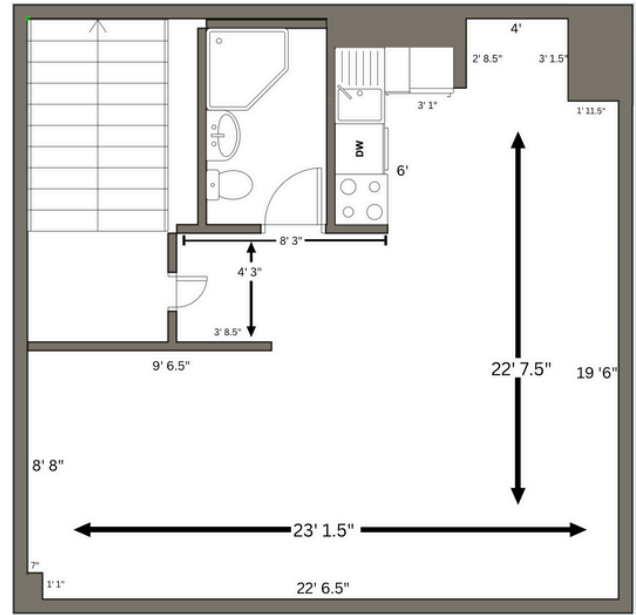


# Dental Space





# 2nd Floor



This floor plan shows a small apartment with the following dimensions and layout:

- Overall Dimensions:** 10' 3.5" wide by 11' 11" deep.
- Living Area:** 6' 10" wide by 8' 7.5" deep. It includes a fireplace on the left wall and a large window on the right wall.
- Kitchen:** 3' 7.5" wide by 6' 10" deep. It features a sink, a stove, and a refrigerator.
- Bathroom:** 5' 9" wide by 4' 7.5" deep. It contains a toilet, a bathtub, and a shower.
- Bedroom:** 6' 4" wide by 6' 10" deep. It has a bed and a window.
- Storage:** A closet (W/D) is located near the bedroom.
- Entrance:** The entrance is 1' 11" wide and leads into the living area.





## A modern bathroom interior featuring a dark wood vanity with a white sink and chrome faucet, a large mirror, and a walk-in shower with glass doors and dark tiles. A white toilet is visible in the foreground.





# Roof





# Open House Dates

Open House Visits are By Appointment

Please call or text (516) 776-7359, or (551) 427-5164

You are also welcome to email [Andrew@blunyc.com](mailto:Andrew@blunyc.com) and  
[JKamback@blunyc.com](mailto:JKamback@blunyc.com)

Tuesday April 1  
5:00pm-6:00pm

Wednesday April 2  
5:00pm-6:00pm