

# 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:**



**Andrew Stearn**

**Licensed Real Estate Salesperson**  
516-776-7359 [andrew@blunyc.com](mailto:andrew@blunyc.com)



**Jonathan Kamback**

**Licensed RE Salesperson**  
551.427.5164  
[jkamback@blunyc.com](mailto:jkamback@blunyc.com)

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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:**

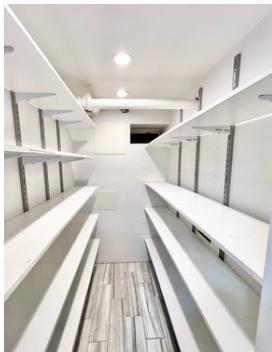
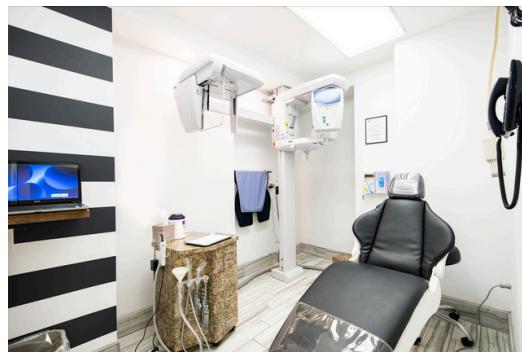
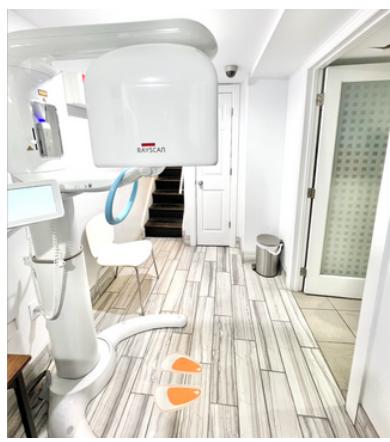
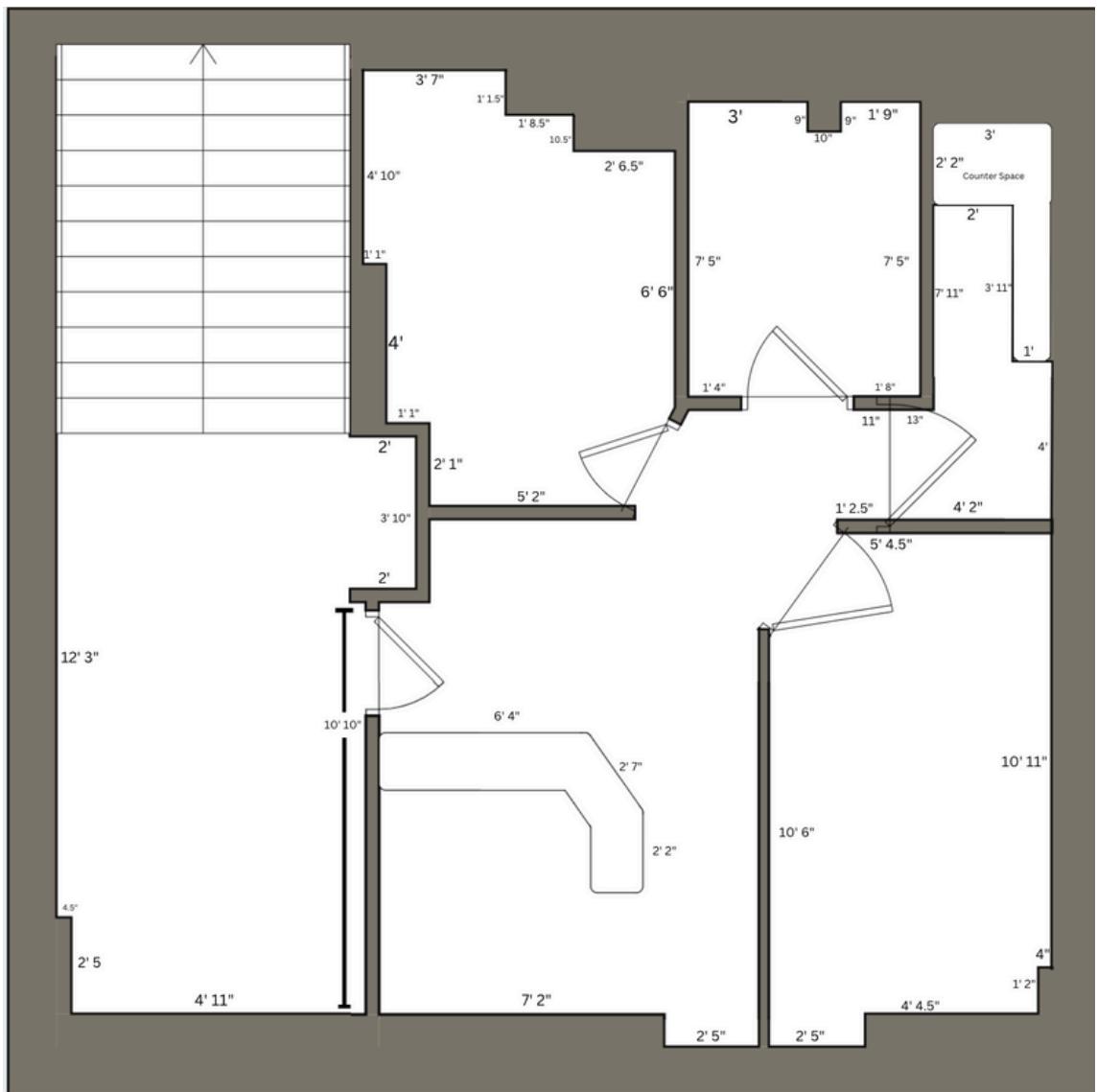
- Proximity to Key Institutions:** Steps from NYU Langone and other major medical centers.
- Retail & Amenities:** Close to Trader Joe's, Duane Reade, and an array of dining and entertainment options.
- Transit Access:** Near the 6 train at 33rd Street and multiple bus lines for effortless travel around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

#### **A Unique Opportunity for Professionals:**

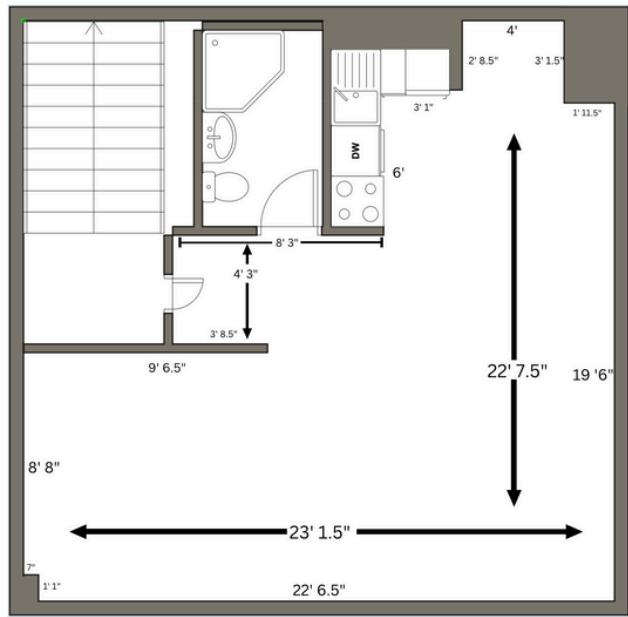
250 East 32nd Street offers the ideal combination of a modern workspace and upscale living in one of Manhattan's most desirable locations. Whether you're a medical professional, creative entrepreneur, or small business owner, this property provides the space and flexibility to support your professional 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.



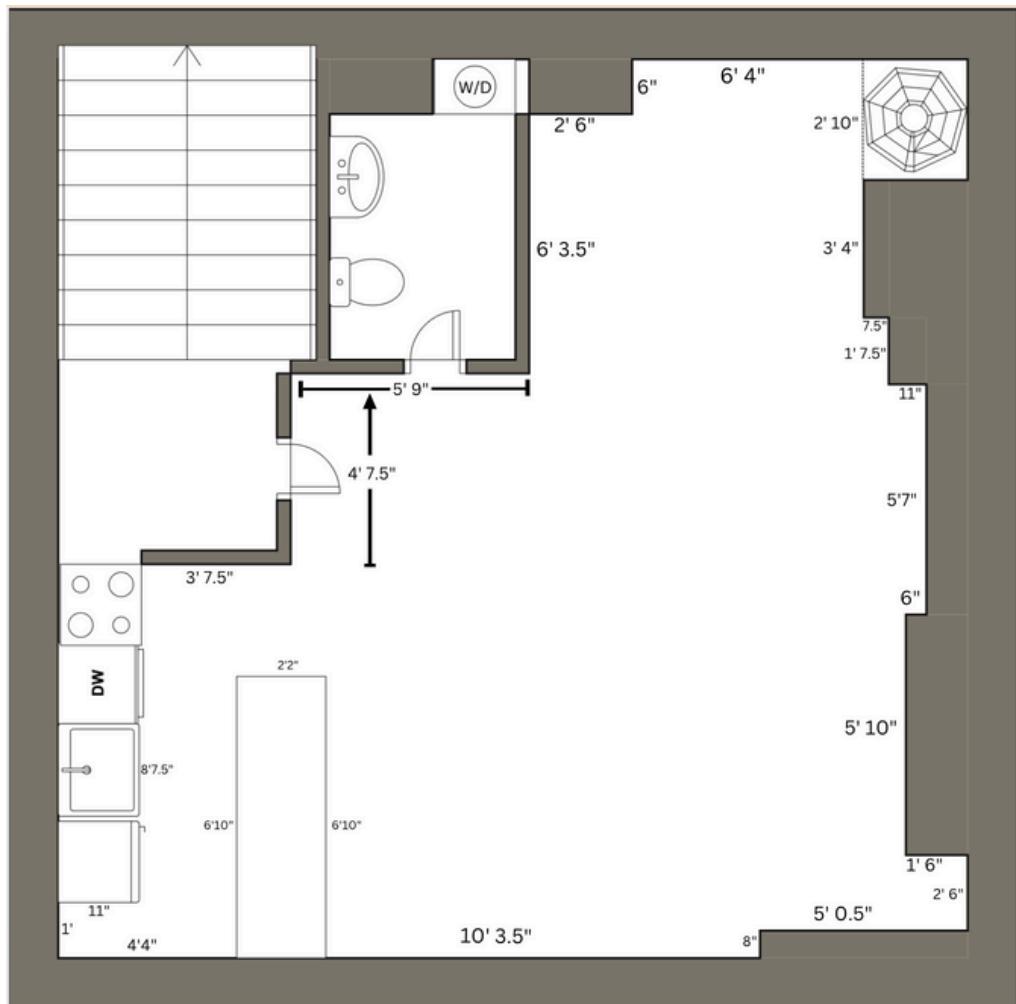
# Dental Space



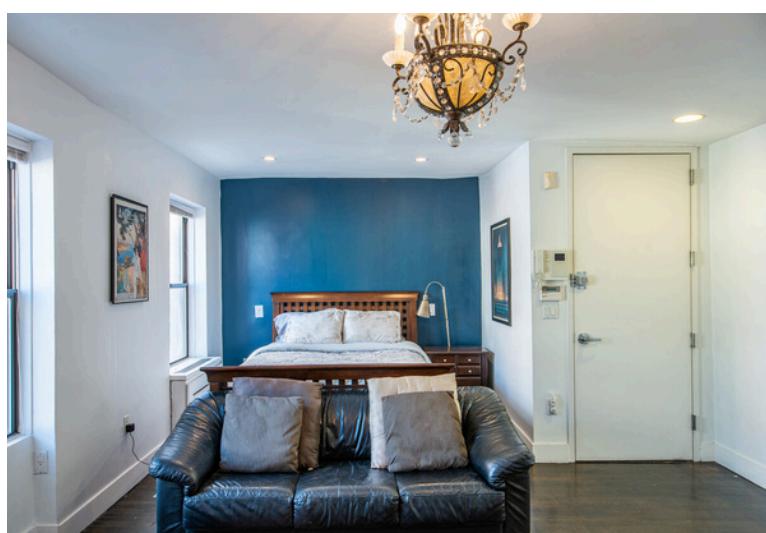
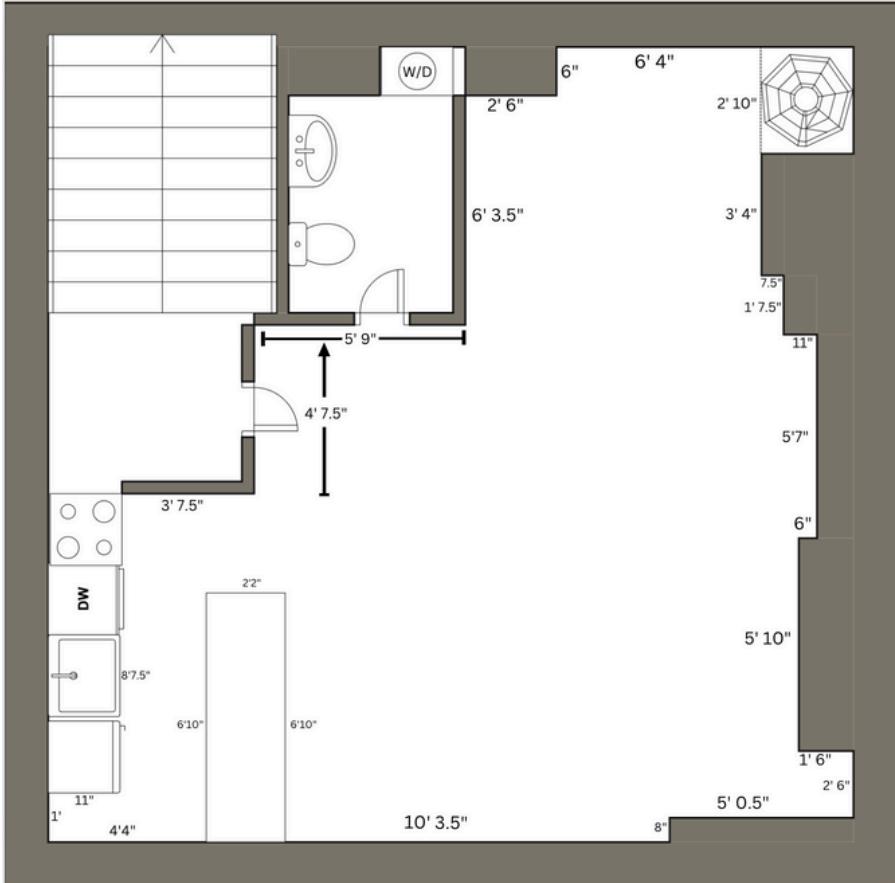
# 2nd Floor



# 3rd Floor



# 4th Floor



# 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