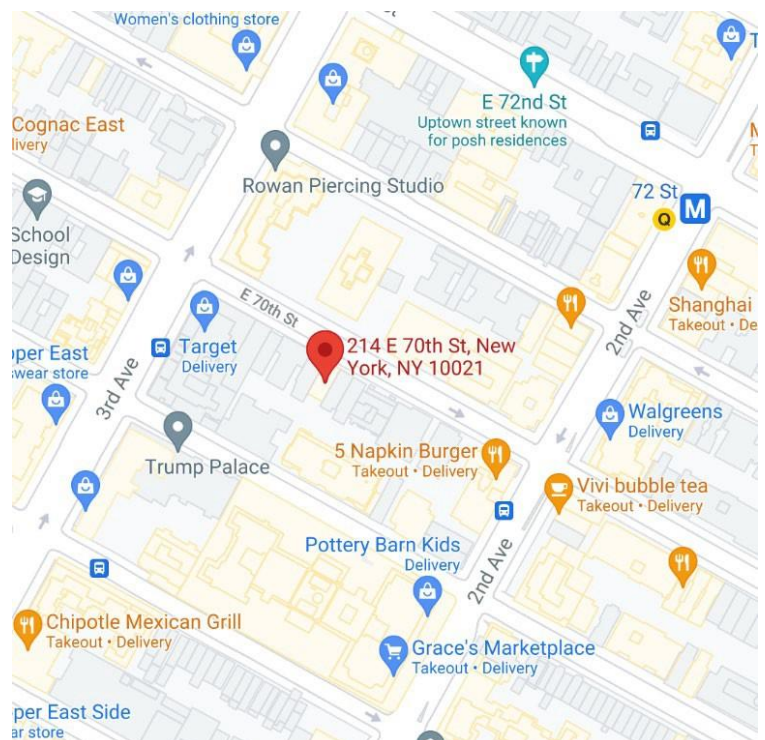


600 SF OF PRIME PROFESSIONAL SPACE**ASKING PRICE: \$565,000****Common Charges: \$465.73 per month**
Taxes: \$1,006.41 per month**FOR MORE INFORMATION, PLEASE CONTACT:****TOM BRADY**

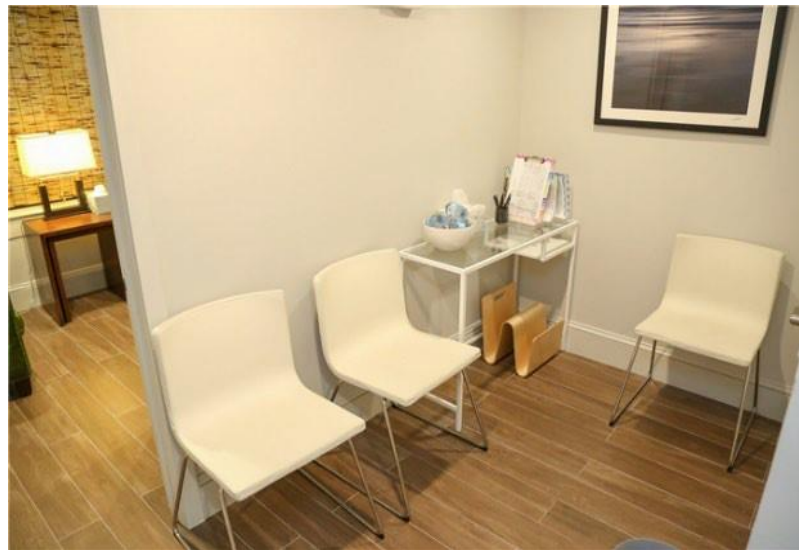
Commercial Sales and Leasing

(516) 754-8298**tbrady@elliman.com****PROPERTY DESCRIPTION****IDEAL, OWNER-USER OR INVESTMENT PROPERTY!**

- Beautifully renovated Professional office on East 70th Street btw. Second and Third Ave.
- A charming five story residential townhouse on a tree-lined classic UES block
- 24 hour access with lobby entrance
- Two large windows with Garden views creating a bunch of natural light
- A flexible layout; currently a vacant therapist with a reception area and two exam rooms
- Private entrance off the lobby
- Conveniently located near NYP, Cornell and MSK hospitals
- Transportation: Second Ave. **Q** | 68th St **6**



- Between 2nd & 3rd Avenue
- Super close to the 2nd Ave. **Q** and the 68th Street **6** Train



FOR MORE INFORMATION, PLEASE CONTACT:

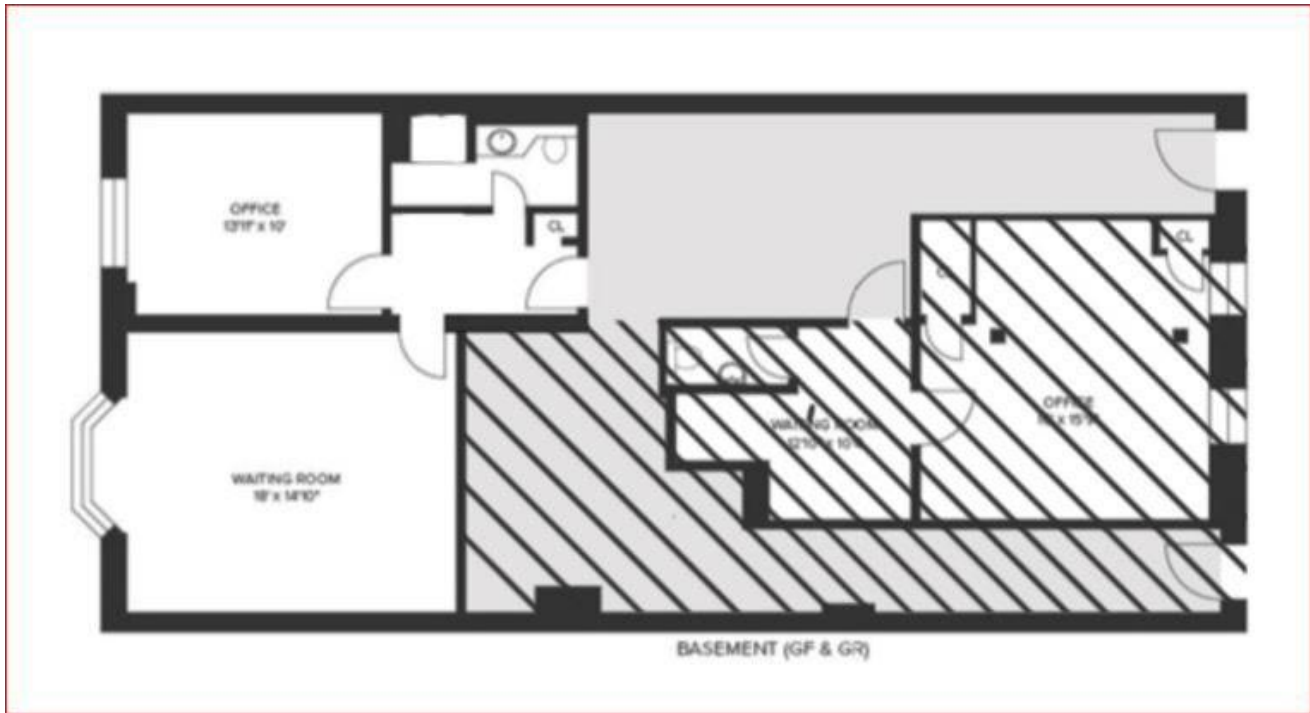
TOM BRADY



Associate Broker
Commercial Sales & Leasing
(516) 754-8298
tbrady@elliman.com

DANIELLE LUNDBERG

LICENSED REAL ESTATE SALESPERSON
DOUGLAS ELLIMAN REAL ESTATE
MOBILE: 917.279.660
DANIELLE.LUNDBERG@ELLIMAN.COM



Revenue

Rent: \$48,000 annually / \$4,000 month

Expenses

Utilities: Paid by Tenant

Common charges: \$5,588.76

Real Estate tax \$12,077.00

Total Expenses: \$17,665.76

Net Operating Income: \$30,334.24

FOR MORE INFORMATION, PLEASE CONTACT:

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