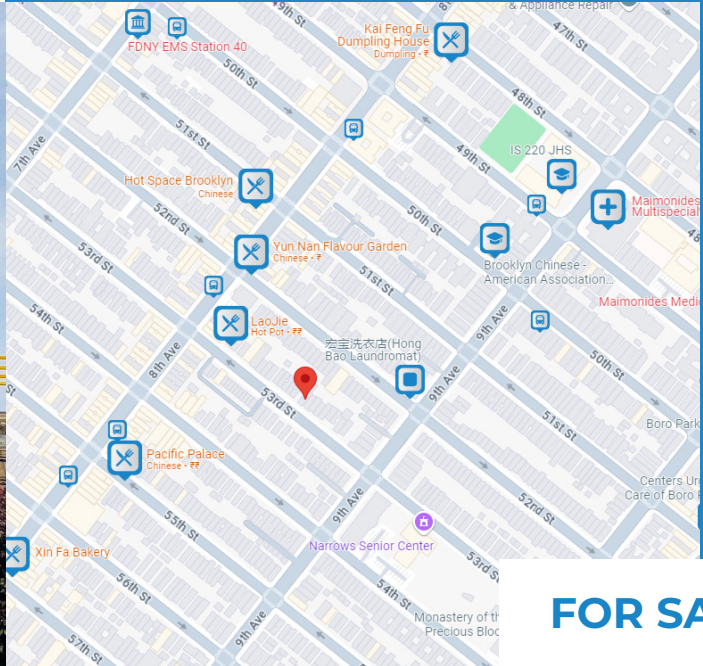


Prime Sunset Park

Brand New Office Condominium
R6 Zoning



Price: \$925K

FOR SALE!

Modern Medical Oasis Awaits at 849 53rd St, CF#11

This brand-new medical condominium in the heart of Sunset Park offers the perfect blend of functionality, affordability, and stunning aesthetics.

Features:

- 836 Square Feet of Usable Space:** Ample room to create your ideal medical practice layout.
- Floor-to-Ceiling Windows:** Bathe your space in natural light and enjoy expansive open views.
- Low Common Charges (estimated \$219/month):** Enjoy a budget-friendly monthly expense.
- Bright and Open Floorplan:** Create a welcoming and comfortable environment for patients and staff.
- 25-Year ICAP Tax Abatement (estimated \$223/year):** Significant tax savings for the next 25 years.
- Individually Controlled HVAC:** Maintain a comfortable temperature for everyone.
- Prime Sunset Park Location:** Located at 849 53rd St, CF#11, Brooklyn, NY.
- Close to Subway and Shopping:** Conveniently located near public transportation and essential amenities.

Ideal for a variety of medical practices, this *stunning space* won't last long!

FOR SALE ~ SUNSET PARK
PRIME MEDICAL SPACE

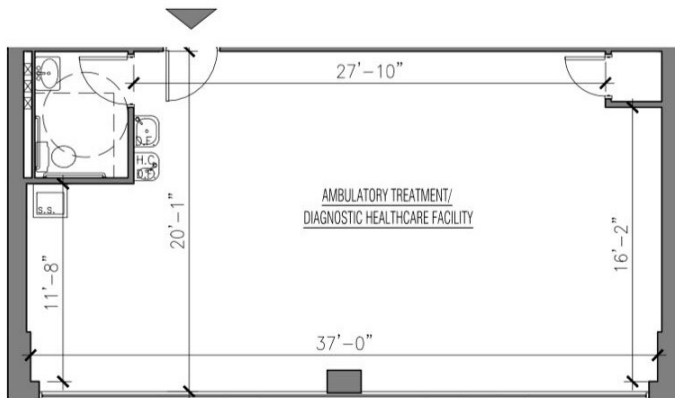
849 53RD ST, CF #11; BROOKLYN

Usable area: 836SF / Low common charge: est. \$219/month

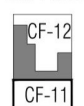
25-Year ICAP Abatement: est. \$223/year

Pre-purchase Your Dream Practice Space: Seize this chance to pre-own your ideal medical space with a future closing. Gain the advantage of potentially lower interest rates next year and use your current rent payments to reduce your purchase cost. **Don't miss out!**

“ Don't miss this incredible opportunity to own your **dream medical space** in a vibrant Brooklyn neighborhood!



KEYPLAN



UNIT CF-11

AMBULATORY TREATMENT/
DIAGNOSTIC HEALTHCARE FACILITY

APPROX. FL. AREA: 836.0 S.F.



All dimensions are approximate and are subject to normal construction variances and tolerances. Sponsor reserves the right to make changes due to unforeseen conditions in accordance with the offering.

LEGEND:

COMMON ELEMENT

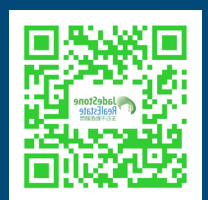
LIMITED COMMON ELEMENT



Anne Chang |
Founder & Principal
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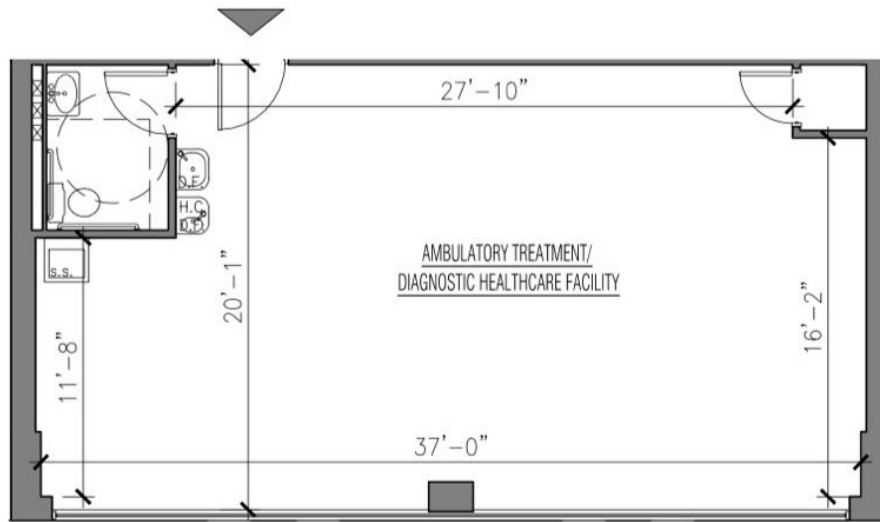
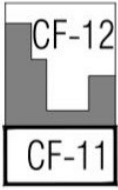






PIC•COLLAGE

KEYPLAN



UNIT CF-11

AMBULATORY TREATMENT/
DIAGNOSTIC HEALTHCARE FACILITY

APPROX. FL. AREA: 836.0 S.F.



LEGEND:

COMMON ELEMENT



LIMITED COMMON ELEMENT



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