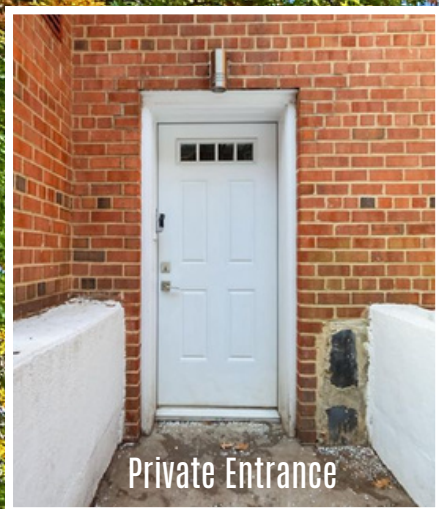




Private Entrance

110-45 71ST ROAD, FOREST HILLS, NY

FOR SALE: ±600 SF PROFESSIONAL/MEDICAL OFFICE
Private Entrance. 2 Office Unit. Price: \$299,000

DGNY
Commercial

Daniel Birnbaum

Real Estate Salesperson

917.432.8945

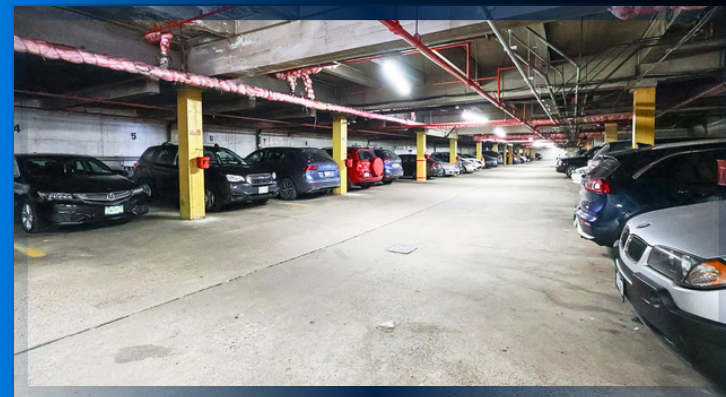
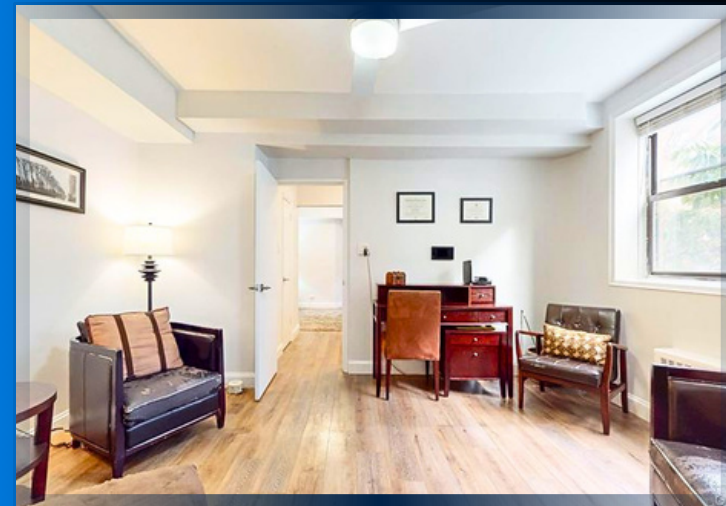
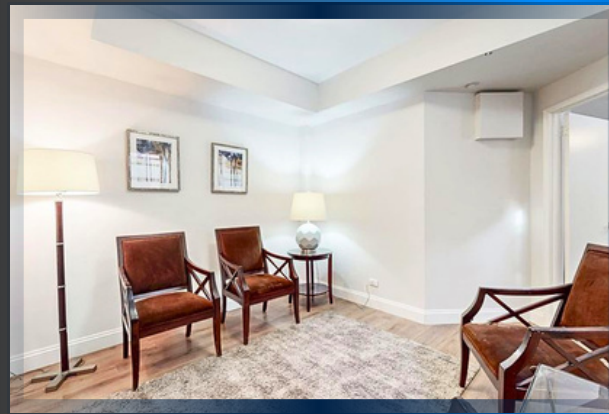
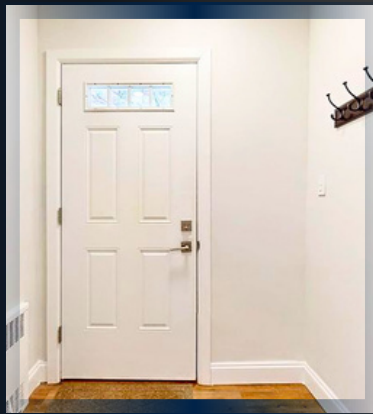
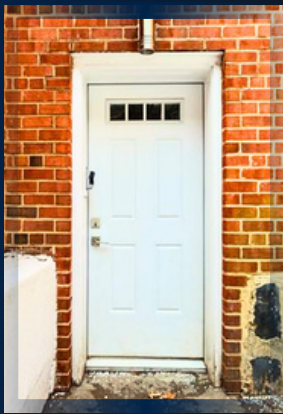
daniel.birnbaum@dgnyccommercial.com

Mabel Sung

Real Estate Salesperson

917-733-7740

mabelsungre@gmail.com



FOR SALE: ±600 SF OFFICE SPACE IN THE VERSAILLES COOPERATIVE.

OFFICE SPACE DETAILS:

- ±600 SF Ground Floor Medical or Professional Office
- Doorman on premises
- Private Entrance
- Dedicated Signage
- Includes 2 private offices, waiting area, bathroom, and storage
- Fully renovated flooring, doors, and bathroom
- Move-in ready

Price: \$299,000

Monthly Expenses:

- \$965 Maintenance, insurance, and taxes
- \$120 falls off in February 2028
(temporary assessment re Local Law 11)

Security Cameras

Well-maintained building in excellent location

Close Proximity to LIRR, Subway, and Bus

CITI FIELD

ETIHAD PARK

110-45 71ST ROAD, FOREST HILLS, NY

FOR SALE: ±600 SF PROFESSIONAL/MEDICAL OFFICE

DGNY
Commercial

FLUSHING
MEADOWS PARK

LONG ISLAND EXPRESSWAY - RTE 495

QUEENS BOULEVARD

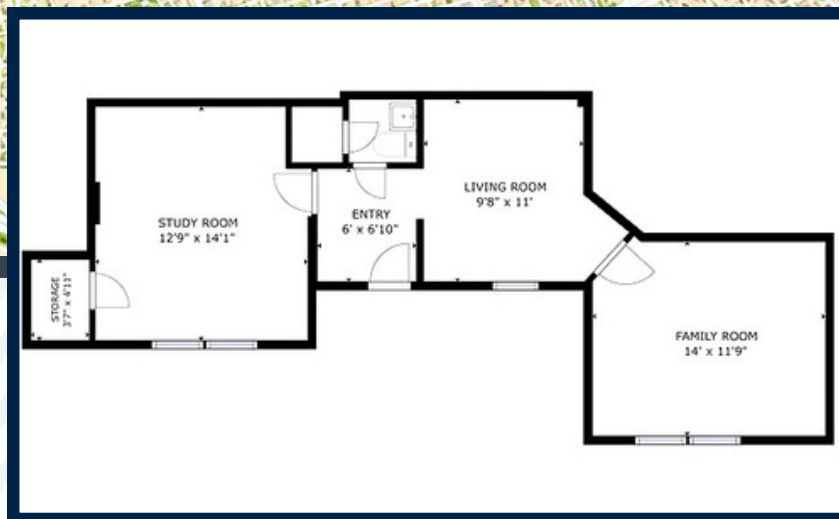
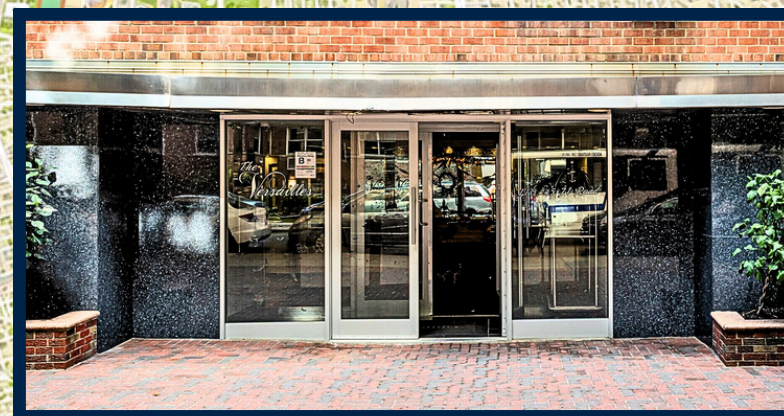
VAN WYCK EXPRESSWAY RTE 678

110-45
71ST
ROAD

GRAND CENTRAL PARKWAY



FOREST HILLS LIRR



For more information on this exclusive, contact:

Daniel Birnbaum

Real Estate Salesperson

917.432.8945

daniel.birnbaum@dgnycommercial.com

Mabel Sung

Real Estate Salesperson

917-733-7740

mabelsungre@gmail.com

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