

MEDICAL CONDO

TRIPLEX FOR SALE

PRICE	\$1,900,000
APPROX SIZE	2,256 SQ FT
COMMON CHARGES	\$1,824 PER MONTH
FINANCING	90% MAXIMUM
RE TAXES	\$38,834 PER YEAR
FLIP TAX	0.75% + 2 MONTHS COMMON CHARGES PAID BY BUYER



251 WEST 19TH STREET, 1A
BETWEEN 7TH AND 8TH AVENUE

LAYOUT

GROUND FLOOR

- 2-STORY ATRIUM | WAITING ROOM AND RECEPTION
- TWO EXAM ROOMS
- LAB
- RESTROOM

SECOND FLOOR

- TWO OFFICES/CONSULTS
- FULL BATHROOM
- KITCHENETTE
- FILE AND STORAGE ROOM

LOWER LEVEL

- WAITING ROOM
- RECEPTION
- EXAM ROOM
- PROCEDURE ROOM
- NURSES STATION
- TWO RESTROOMS
- TWO STORAGE ROOMS

ADDITIONAL FEATURES

- PRIVATE LANDSCAPED STREET ENTRANCE ON WEST 19TH STREET
- SIX WINDOWS
NEW OVERSIZED SOUNDPROOF WINDOWS ON MAIN LEVEL WITH
MOTORIZED WINDOW SHADES
- CENTRAL AIR CONDITIONING (GROUND AND SECOND FLOORS)
- SPLIT AC UNITS (LOWER LEVEL)
- ELEVATOR ACCESS TO LOWER-LEVEL VIA RESIDENTIAL LOBBY
- ADAPTABLE TO ANY MEDICAL SPECIALTY

RESIDENTIAL CONVERSION

- CONVERT TO 3-BEDROOM/DEN, 2.5-BATHROOM RESIDENCE
SUBJECT TO DOB AND BOARD APPROVAL

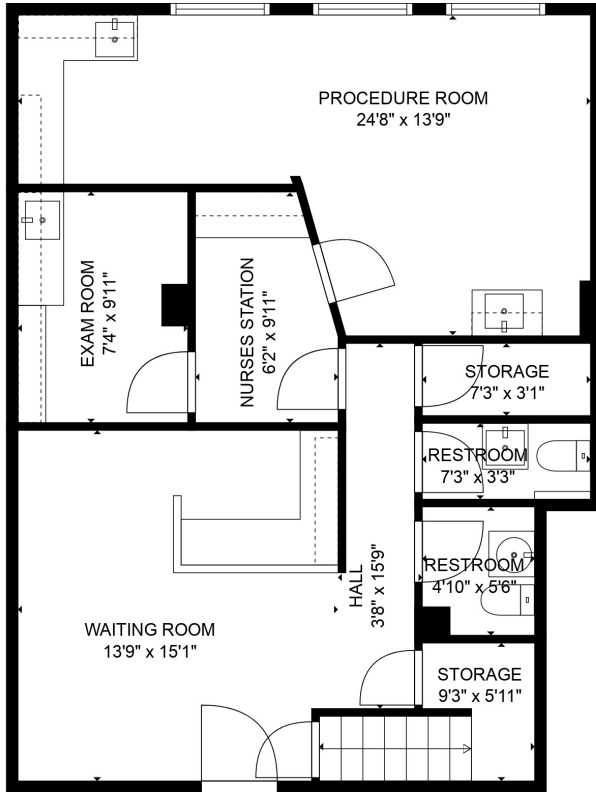
CHELSEA NEIGHBORHOOD

- ENJOY CLOSE PROXIMITY TO THE ART GALLERY DISTRICT, MUSEUMS,
RESTAURANTS AND SHOPPING

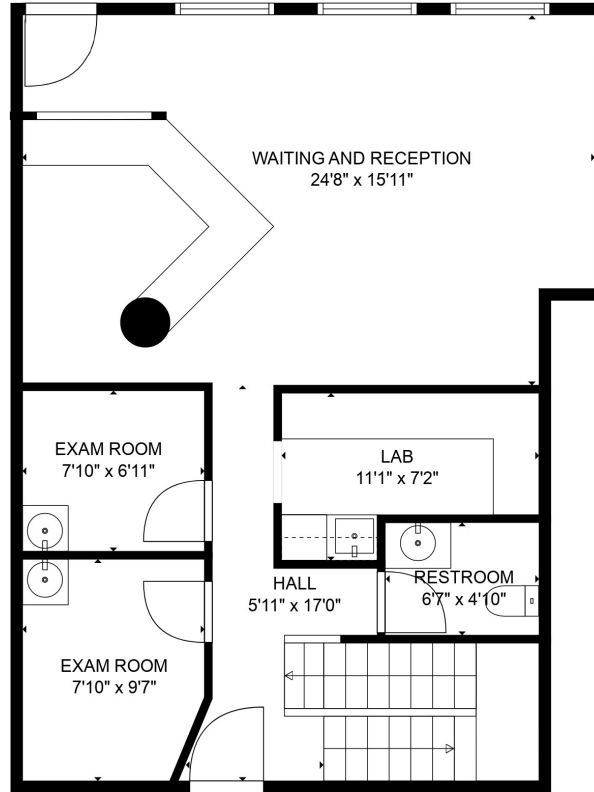




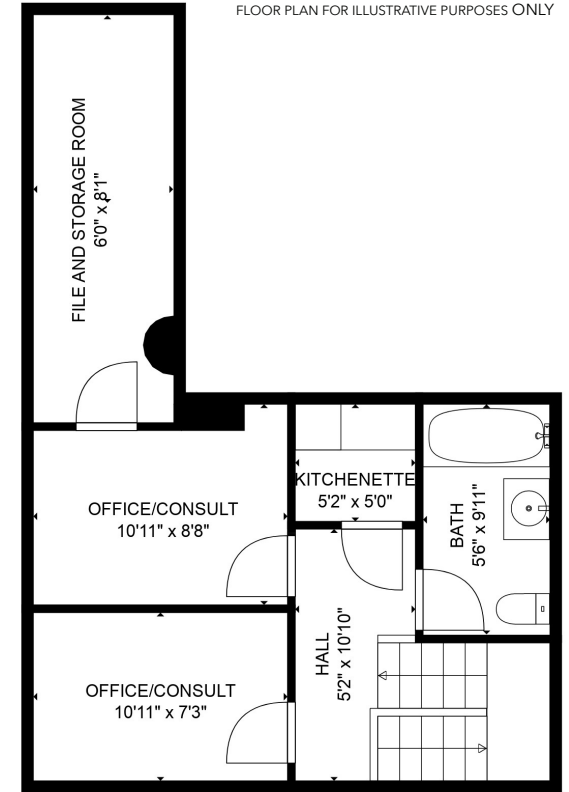




LOWER LEVEL



GROUND FLOOR



SECOND FLOOR

FLOOR PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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