

FORDHAM | BRONX | LEASING OPPORTUNITY | PROFESSIONAL SVCS

TURNKEY MEDICAL FACILITY | EDUCATIONAL | COMMUNITY | GOVT

IMMEDIATE OCCUPANCY | 2,500 SF | 2,000 SF 6 EXAM ROOMS | 500 SF 2nd FL OFFICE | \$13,500 Mo.

SFG

SOW FIGUEROA GROUP

Property Advisors



Turnkey Medical Facility - Fordham Road

Former medical facility on Fordham Road with legal medical use, existing medical infrastructure, 14-foot ceilings, ground-floor visibility, and immediate occupancy. Save six months and hundreds of thousands of dollars versus building from scratch.

LOCATION: 553 East Fordham Rd, Bronx, NY 10458

DESCRIPTION: Exceptional Fordham Professional Services Leasing Opportunity. The property contains 2,500 SF and is already configured with reception area, six patient exam rooms and 2nd floor office / employee space. Private Back Yard.

The property sits directly on the Fordham corridor, one of the busiest commercial districts in the Bronx with exceptional transit access and dense pedestrian traffic. The immediate area already supports healthcare and service providers, and there is a constant flow of residents, students, and commuters generated by:

- * Fordham University
- * Fordham Plaza transit hub
- * Major retail traffic along Fordham Road
- * Dense residential population surrounding Belmont & Fordham Manor.

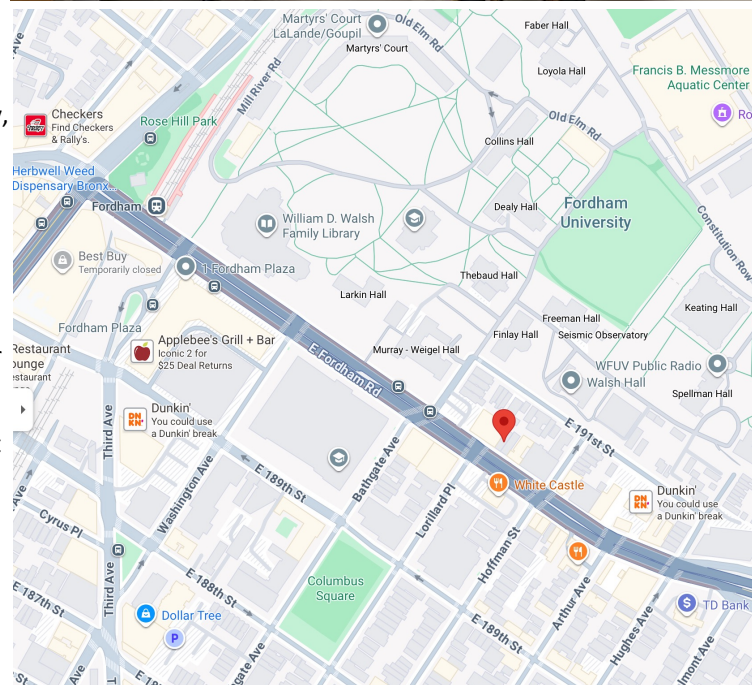
IDEAL FOR: The building formerly housed Fordham Dermatology, demonstrating the property's suitability for healthcare, educational, and community-service uses.

STORIES: 2 CEILING HEIGHT: 14' YEAR BUILT: 2009

ZONING: C TAXES: Base year taxes included

LEASE TERM: 5 -10 Years +

By Appointment Only: Drew R Figueroa



TRANSPORTATION

187 | Bronx River Parkway | Pelham Parkway
Metro North Fordham

INVESTMENT SALES

COMMERCIAL LEASING

INDUSTRIAL SALES/LEASING

SOW Figueroa Group

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