

# INVESTMENT OPPORTUNITY MEDICAL OFFICE

**3130  
GRAND  
CONCOURSE**  
BEDFORD PARK  
BRONX, NEW YORK

**109-33  
71ST ROAD**  
FOREST HILLS  
QUEENS, NEW YORK



**SCAN FOR**  
3D MODELED VIDEO TOURS  
INTERACTIVE FLOOR PLANS

**WEXLER**  
HEALTHCARE & COMMERCIAL  
PROPERTIES  
TEAM AT THE CORCORAN GROUP



Wexler Healthcare Properties is pleased to present a compelling investment opportunity featuring well-located medical offices in the densely populated New York City neighborhoods of Forest Hills (Queens) and Bedford Park (Bronx).

These well-maintained assets together offer approximately 20,838 square feet, encompassing 14 units.

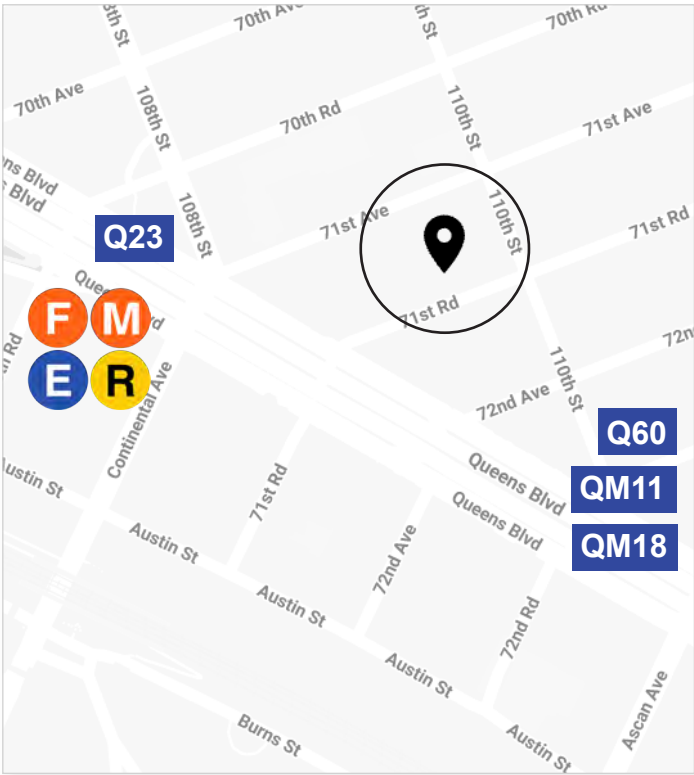
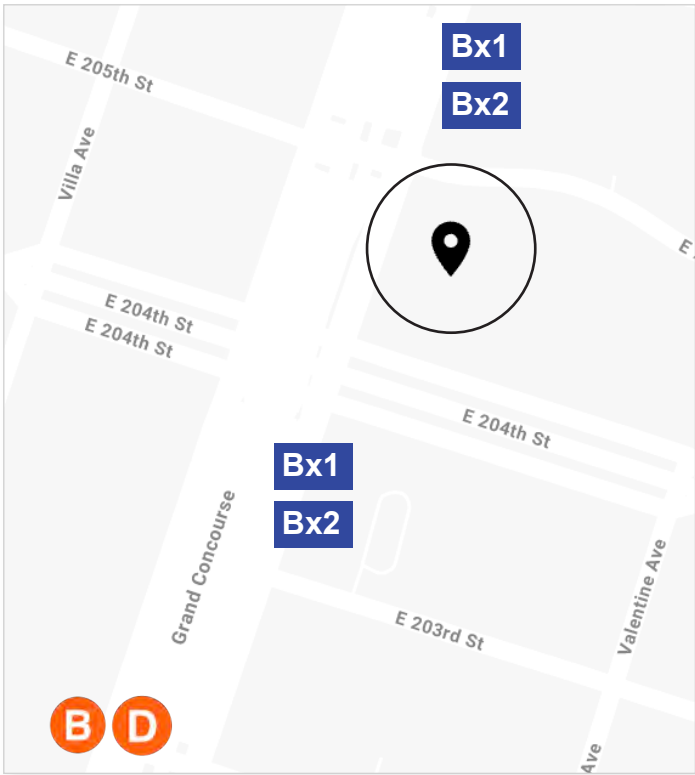
The efficiently designed medical spaces feature numerous well-equipped exam rooms, consultation offices, welcoming waiting and reception areas, and a state-of-the-art, Article 28-compliant, ambulatory surgery center (ASC) complete with recovery areas.

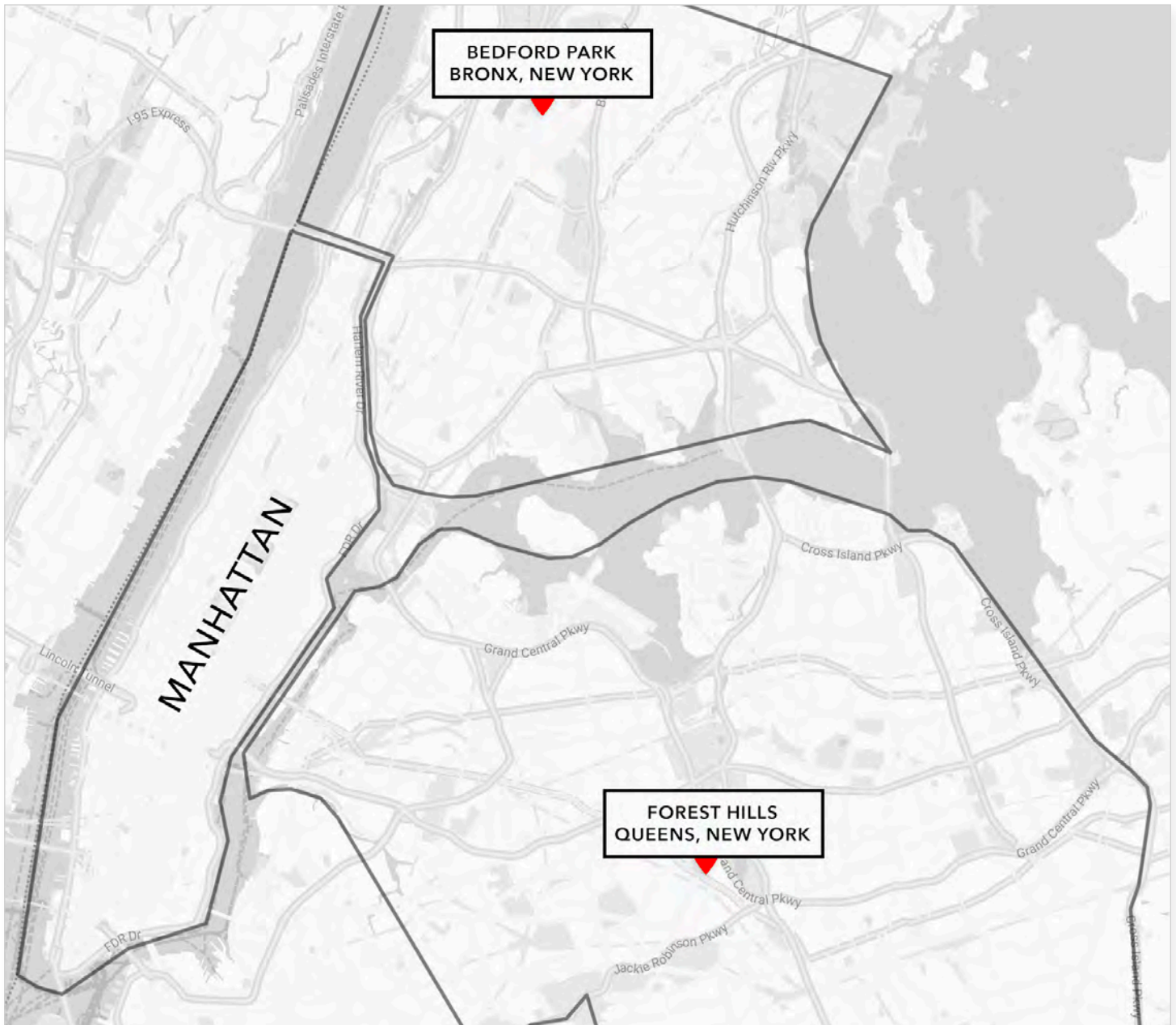
This versatile property is surrounded by vibrant retail, residential, and community landmarks, ensuring consistent foot traffic and excellent visibility.

BUILDING INFORMATION

STREET ADDRESS	3130 GRAND CONCOURSE
CITY, STATE	BRONX, NEW YORK
ZIP CODE	10458
NEIGHBORHOOD	BEDFORD PARK
BLOCK/LOT	3311/7501

STREET ADDRESS	109-33 71ST ROAD
CITY, STATE	QUEENS, NEW YORK
ZIP CODE	11375
NEIGHBORHOOD	FOREST HILLS
BLOCK/LOT	2224/7501





## **Bedford Park | Bronx, New York**

- Concentration of hospitals supports steady demand for ancillary medical services
- Strong demand for medical office space due to established healthcare infrastructure
- Mix of public hospitals, teaching centers, and specialty care facilities offer a robust commercial and professional market
- Excellent public transportation options
- Dense population

## **Forest Hills | Queens, New York**

- Proximate to major healthcare institutions
- Major highways, arterial roads, subway lines, Long Island Rail Road, and bus routes serve the area
- 1 mile from major hospital

3130 GRAND CONCOURSE, BRONX - AMBULATORY SURGERY CENTER

Unit	SF	Monthly Common/ Maintenance Charges	Annual Real Estate Tax	Description
ASC B1, B3, B5	4,600	\$6,572	\$33,235	Three (3) Units   Condos
ASC STORAGE 1D	500	\$489	N/A	Co-op
5,100				

3130 GRAND CONCOURSE, BRONX - CLINICAL FACILITIES

Unit	SF	Monthly Common/ Maintenance Charges	Annual Real Estate Tax	Description
1A, 1B	1,000	\$1,437	\$6,183	Two (2) Units   Condos
1S	118	\$144	\$637	Condo
1H, 1J	3,000	\$3,264	\$14,049	Two (2) Units   Condos
1M	700	\$1,276	\$5,490	Condo
1P	1,300	\$1,992	\$8,573	Retail Condo
S	1,218	\$1,717	\$7,388	Two (2) Units   Condos
1T	1,300	\$790	N/A	Co-op
1V	700	\$1,185	\$5,102	Condo
B6, B7, B8	3,000	\$5,135	\$19,670	Three (3) Units   Condos
12,336				

109-33 71ST ROAD, FOREST HILLS - CLINICAL FACILITIES

Unit	SF	Monthly Common/ Maintenance Charges	Annual Real Estate Tax	Description
1B, 1C, 1D	1,715	\$3,775	10,173	Three (3) Units   Condos
1G	339	\$747	\$2,010	Condo
2B, 2C	1,348	\$2,968	\$7,997	Two (3) Units   Condos
3,402				

# FLOOR PLANS

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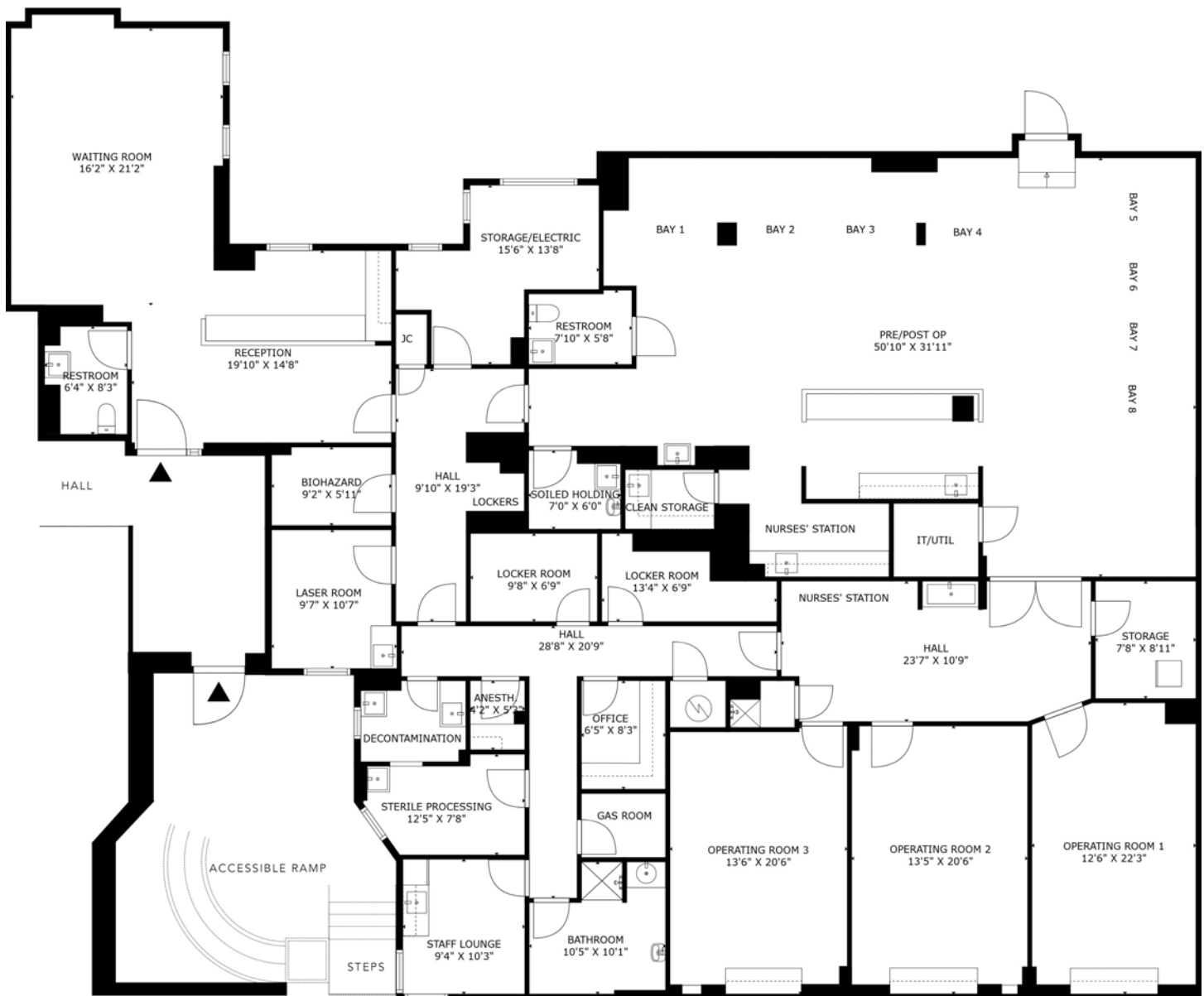
**2D & 3D**



**SCAN FOR**

3D MODELED VIDEO TOURS  
INTERACTIVE FLOOR PLANS

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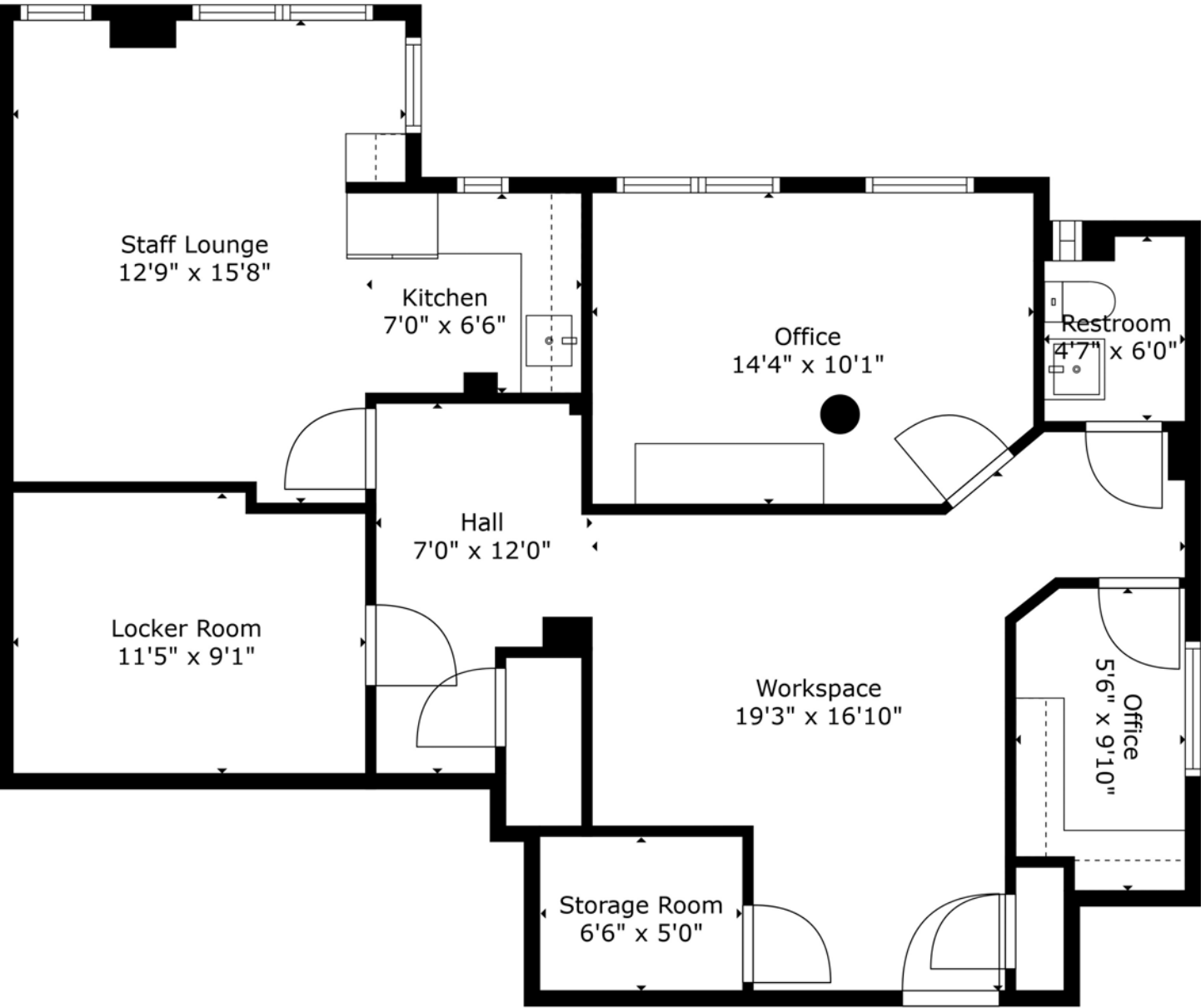


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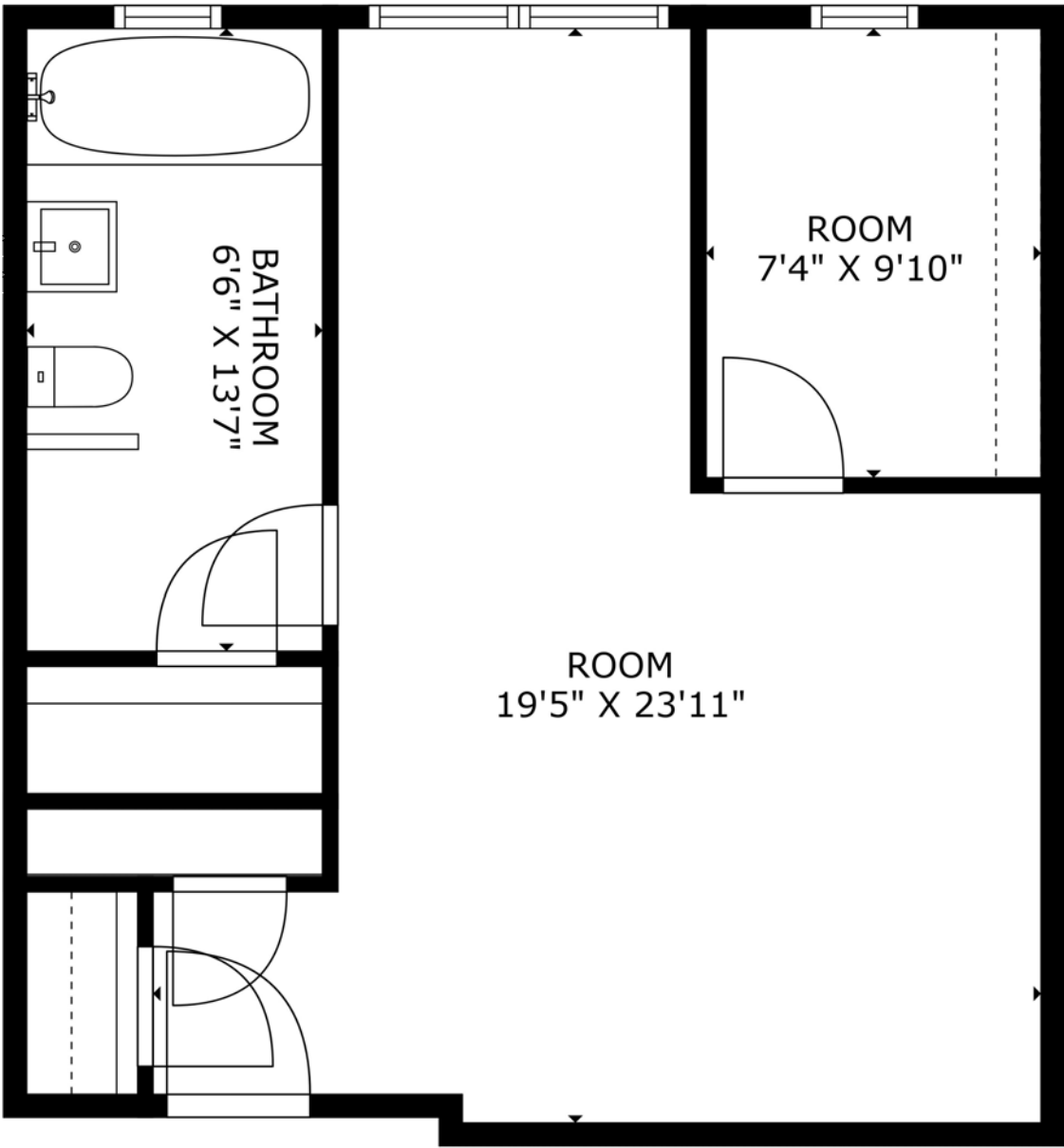


East 204th Street

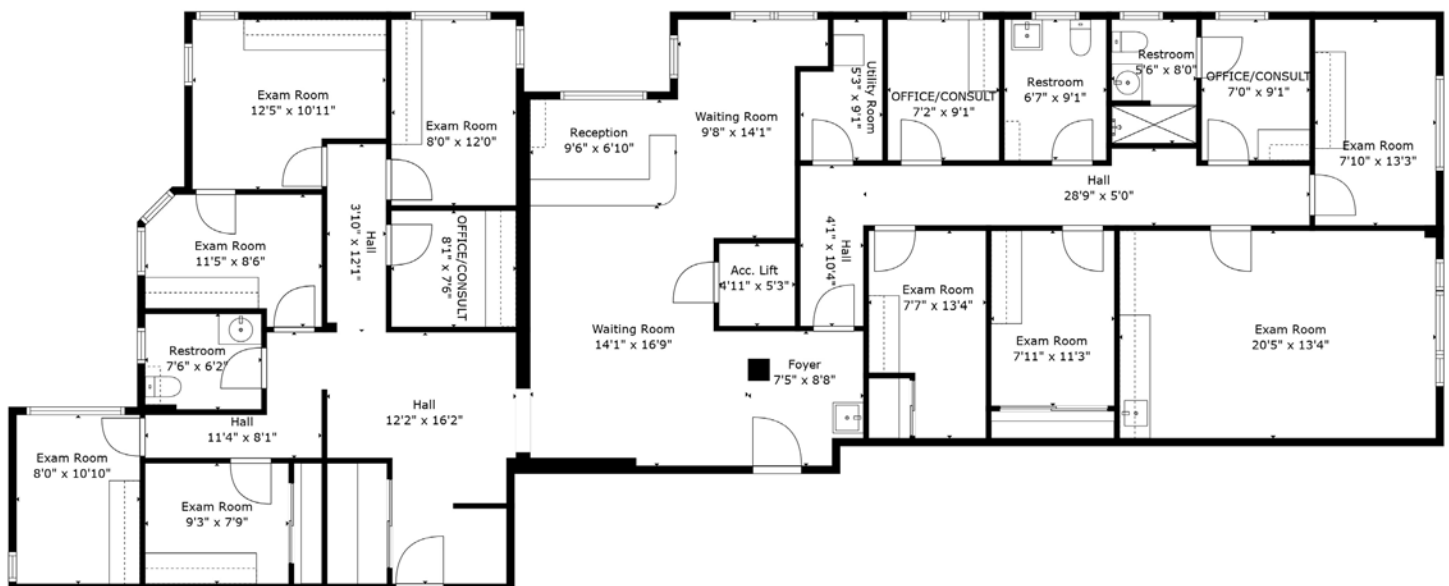
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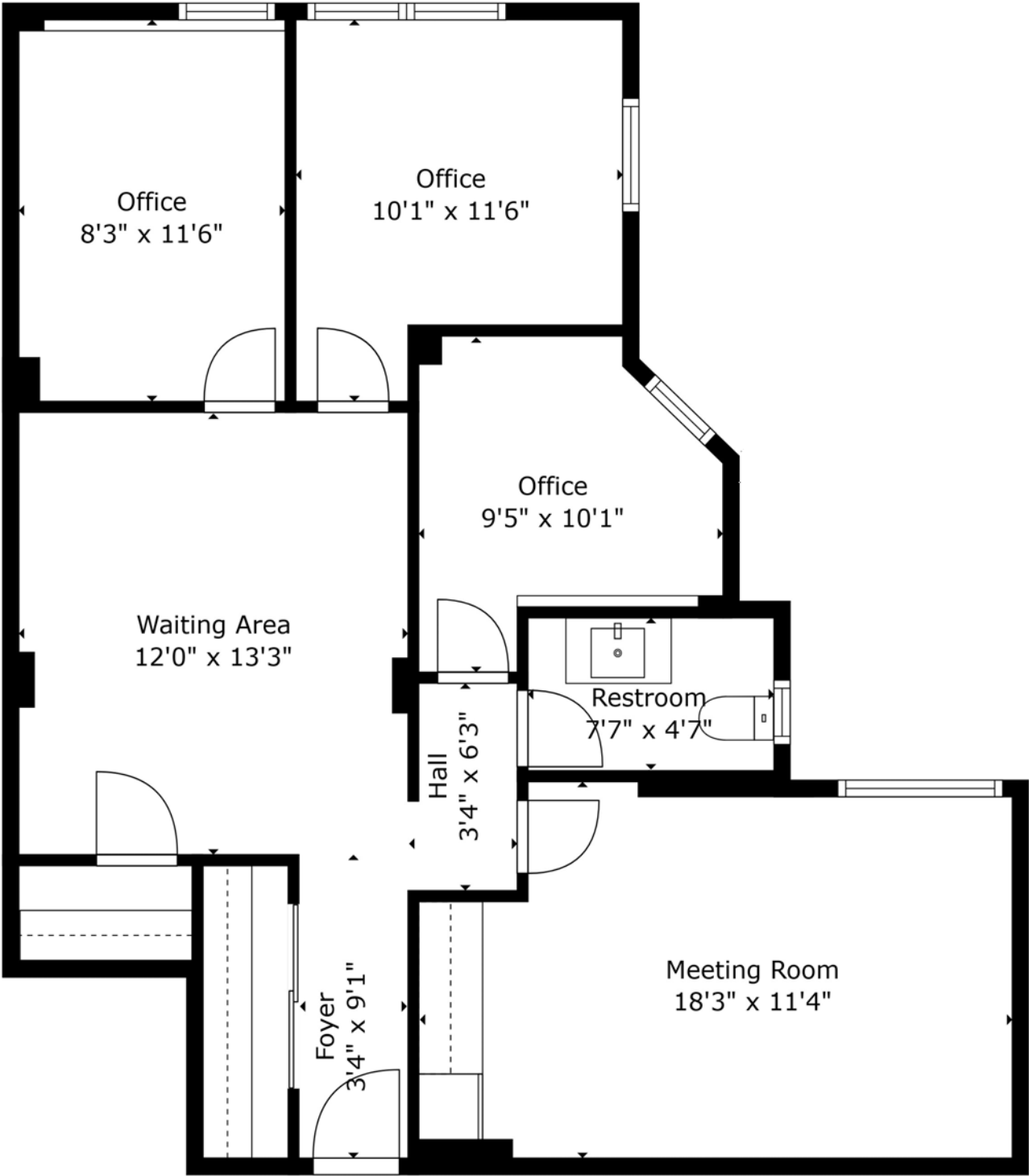






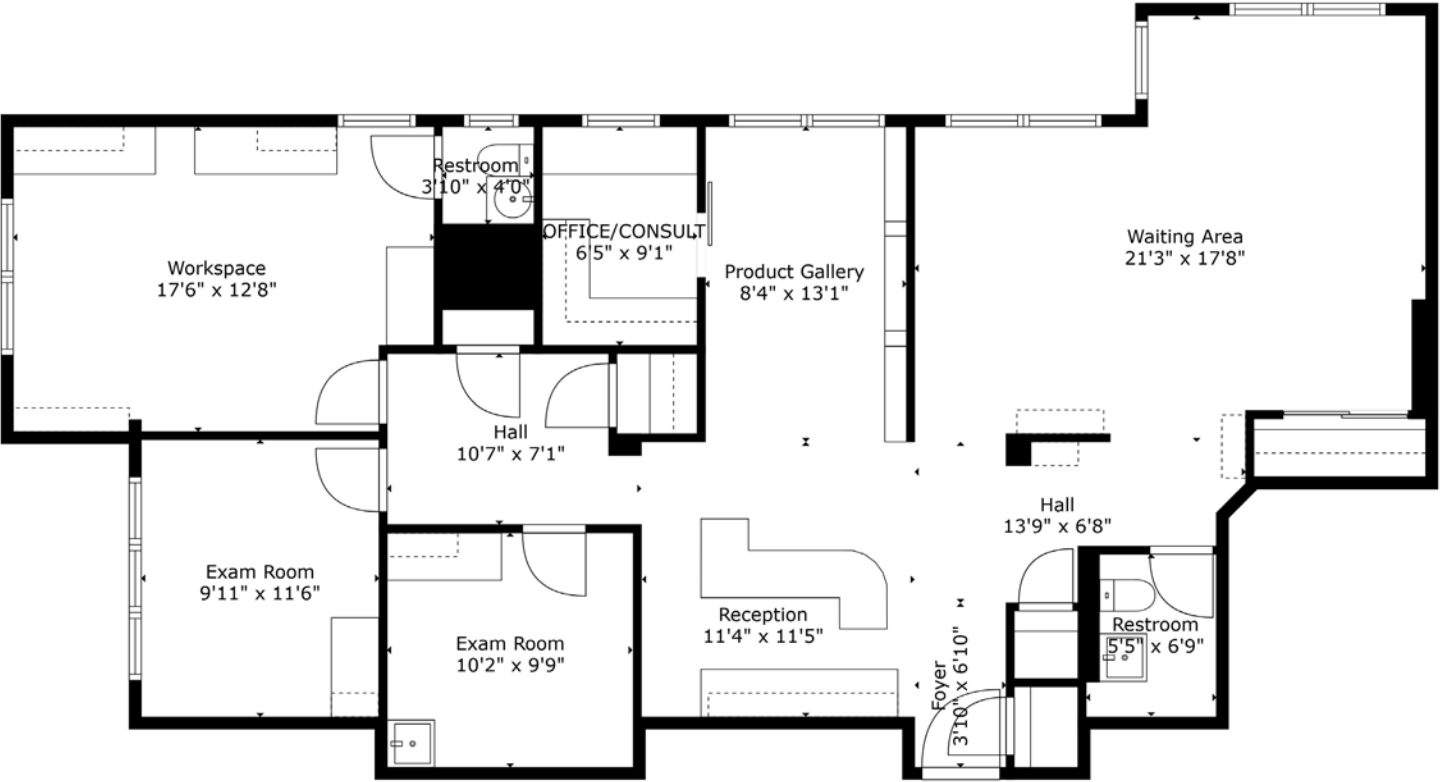




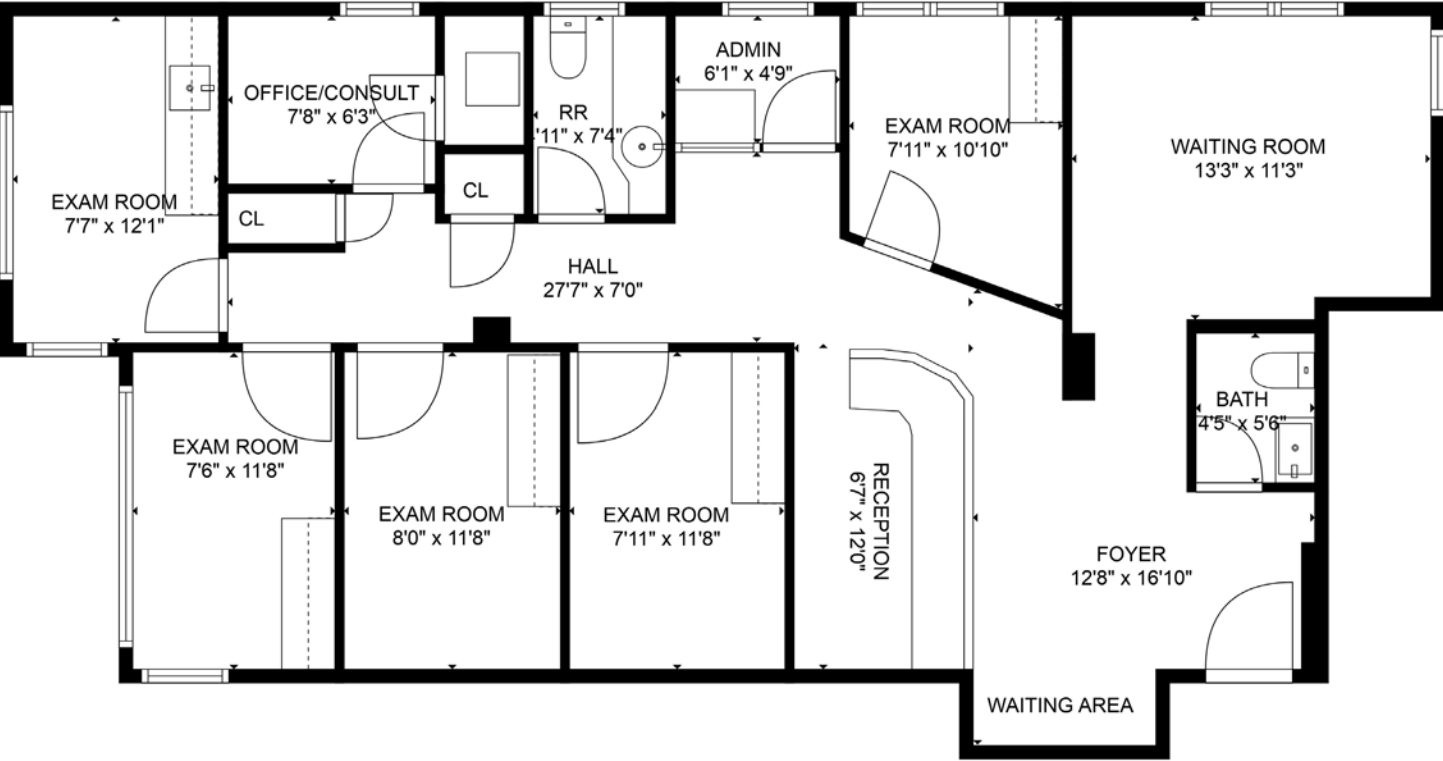




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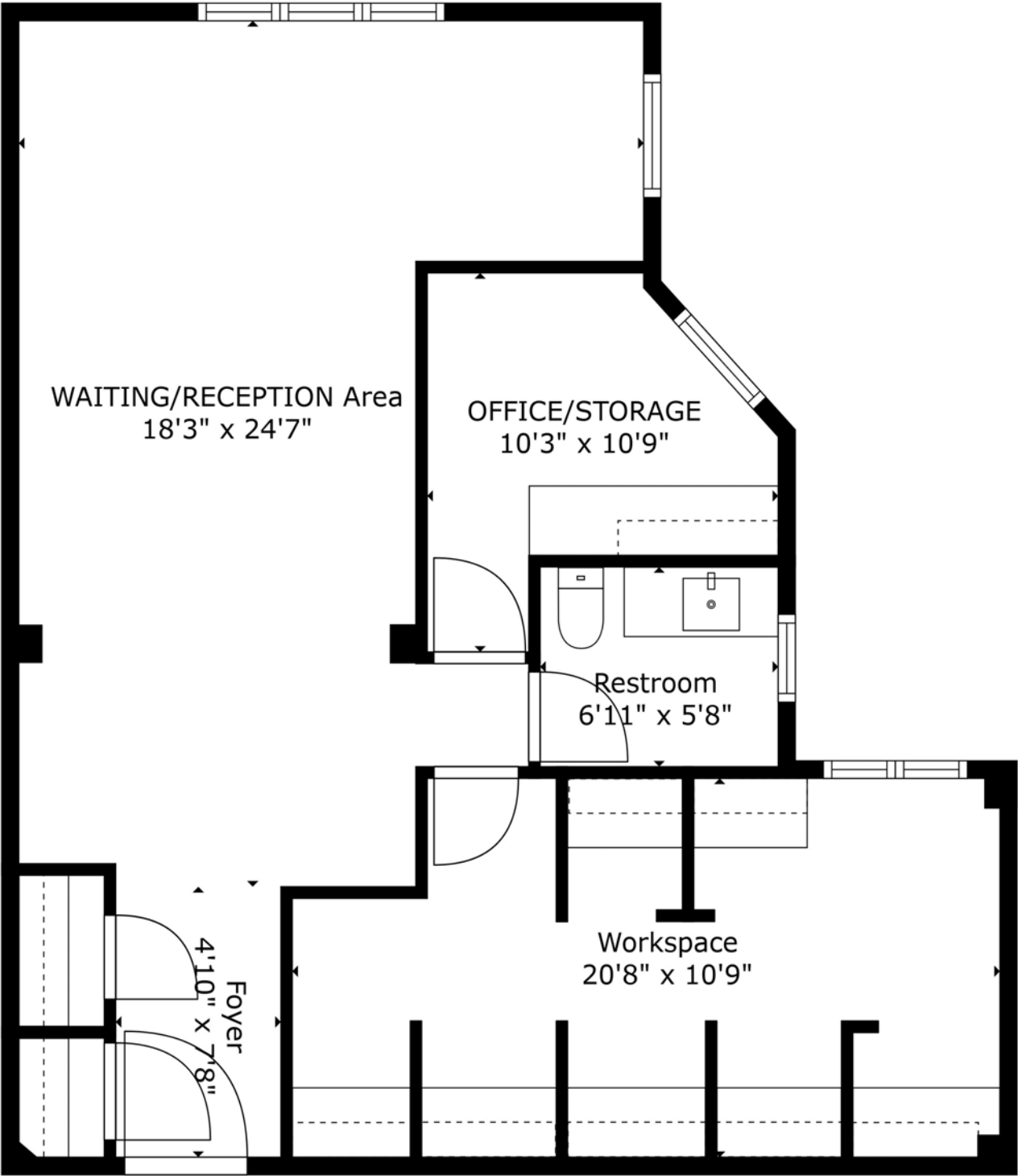






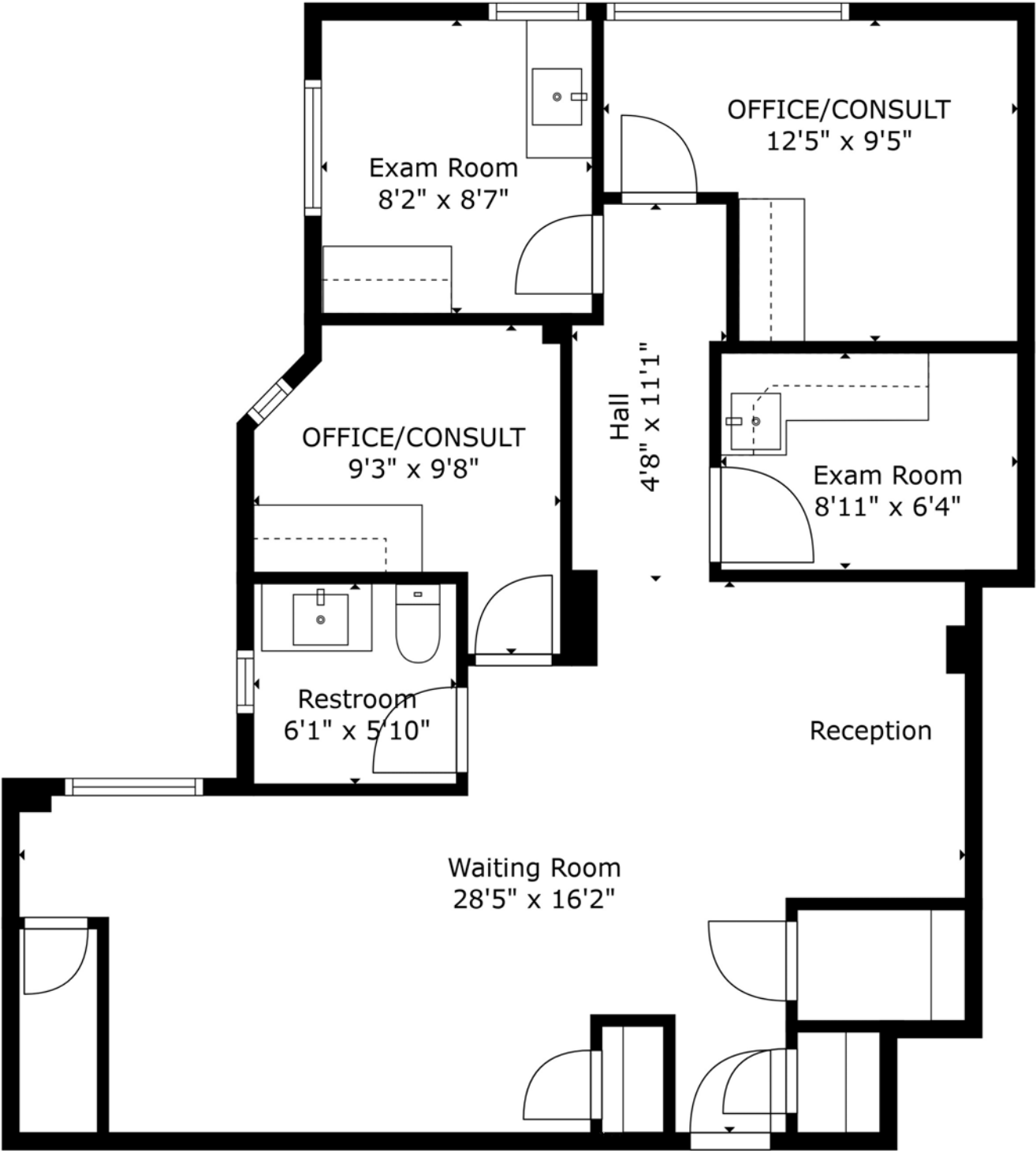


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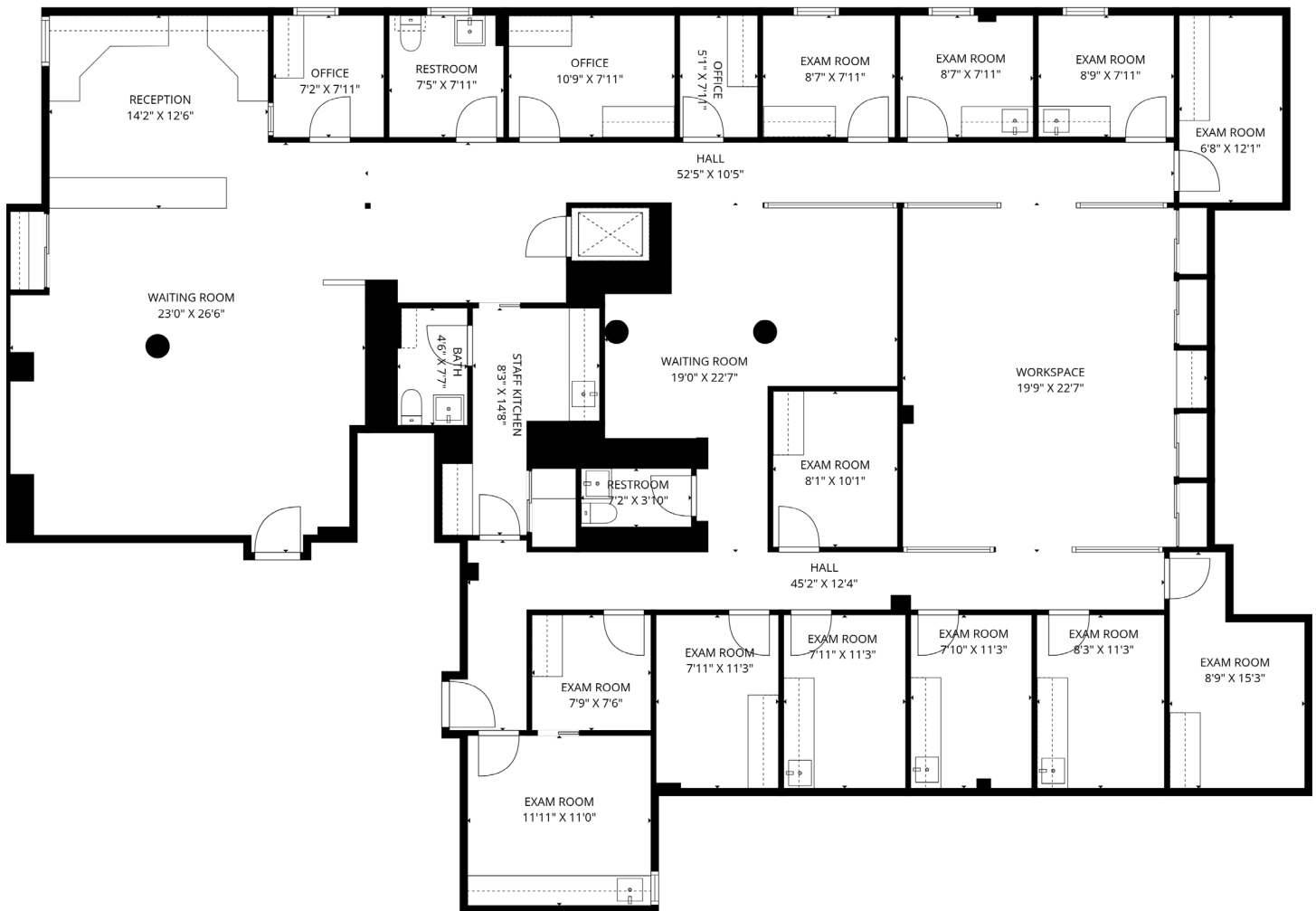


3D RENDERING OF ACTUAL CONDITIONS





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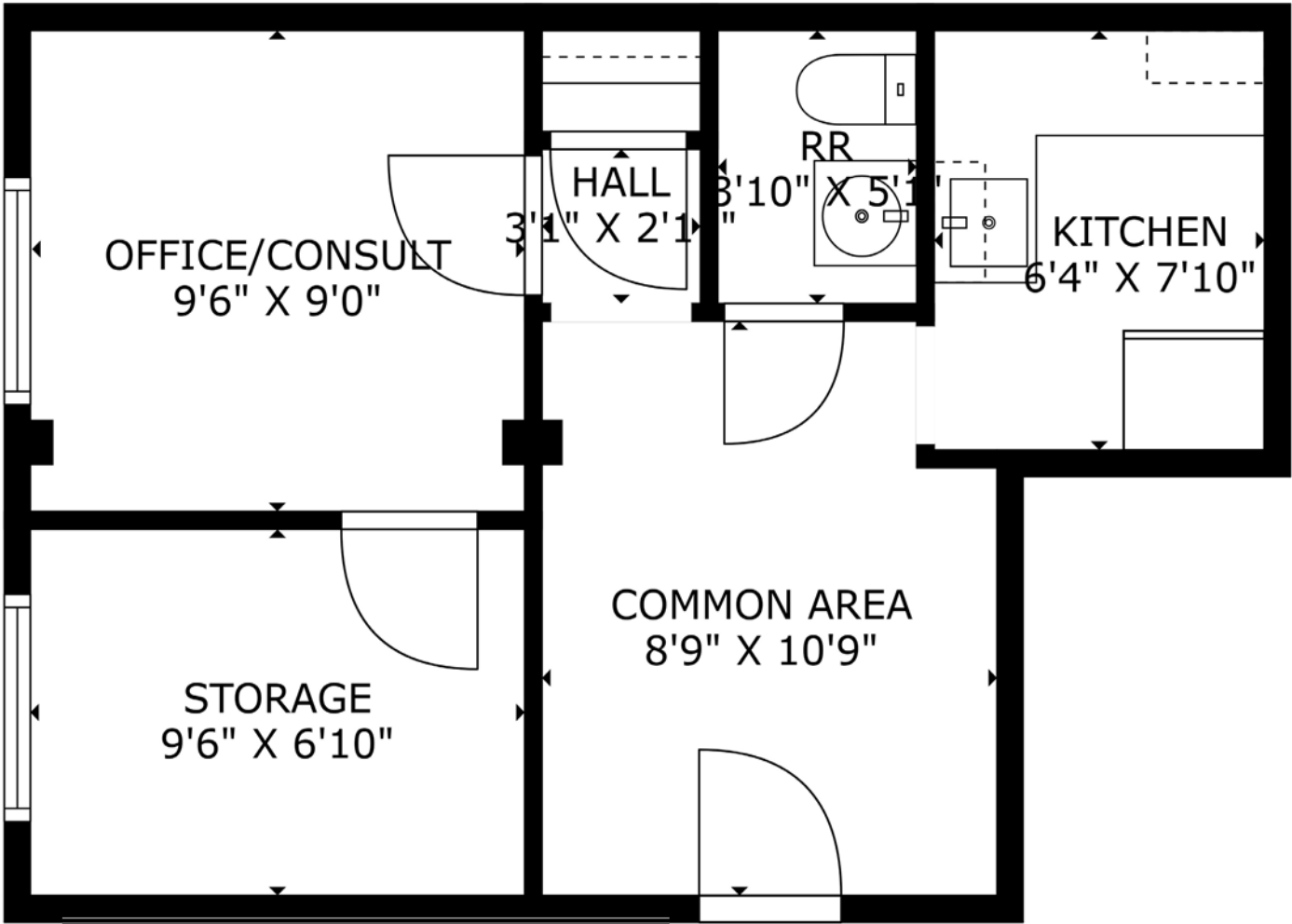
109-33  
71st ROAD

# 1B/1C/1D FLOOR PLAN

3D



3D RENDERING OF ACTUAL CONDITIONS. VIRTUALLY STAGED.



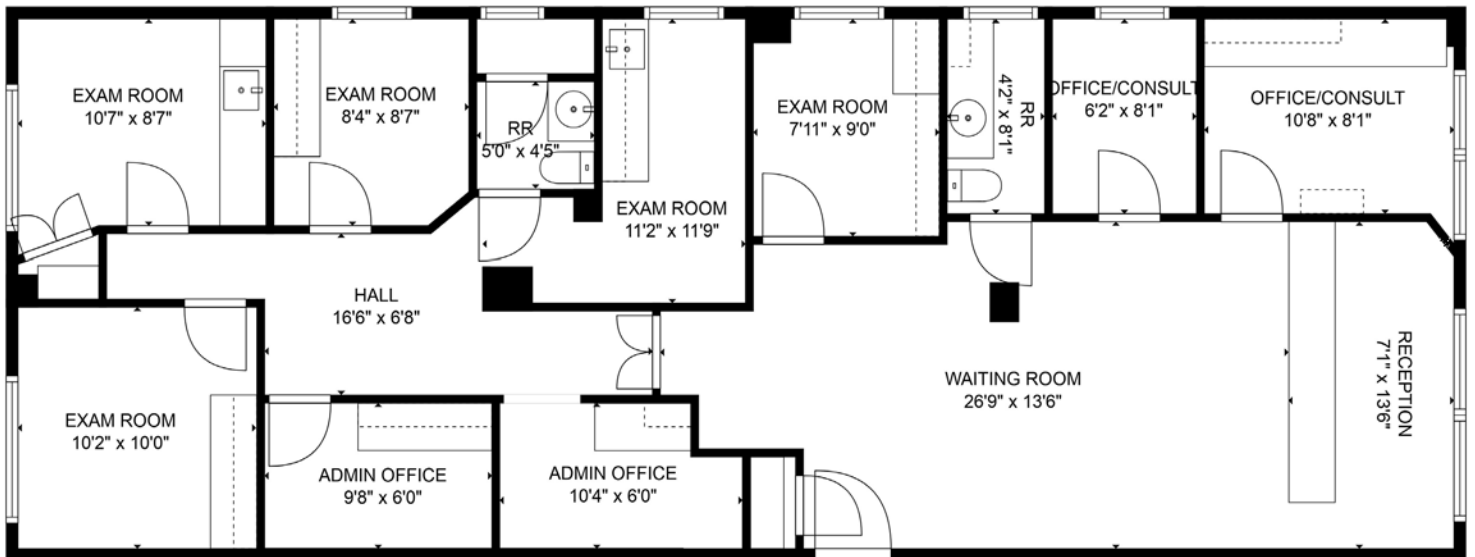
109-33  
71st ROAD

# 1G FLOOR PLAN

3D



3D RENDERING OF ACTUAL CONDITIONS. VIRTUALLY STAGED.



109-33  
71st ROAD

# 2B/2C FLOOR PLAN

3D



3D RENDERING OF ACTUAL CONDITIONS. VIRTUALLY STAGED.

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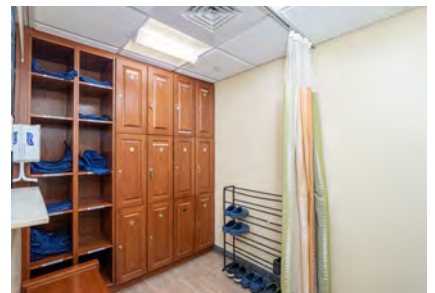
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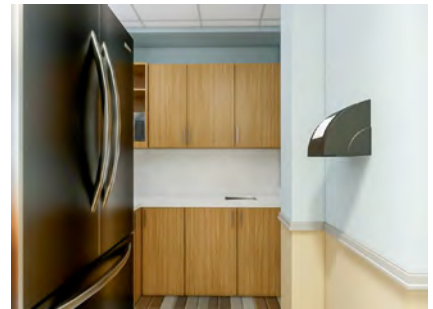


**SCAN FOR**  
3D MODELED VIDEO TOURS  
INTERACTIVE FLOOR PLANS

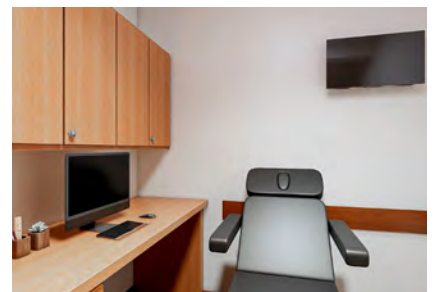
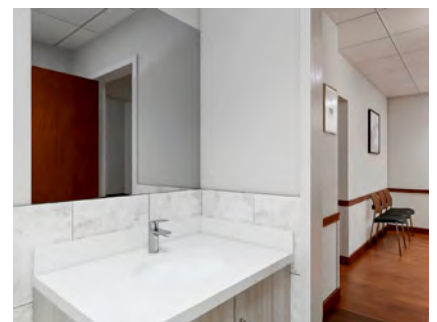
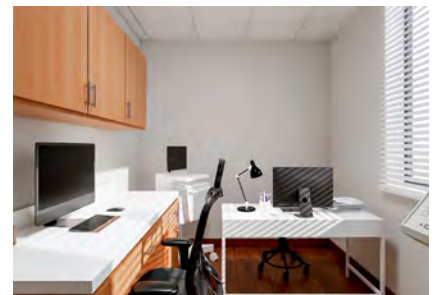
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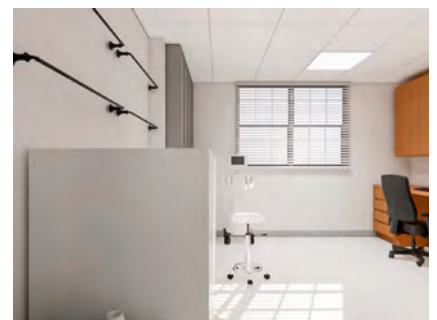
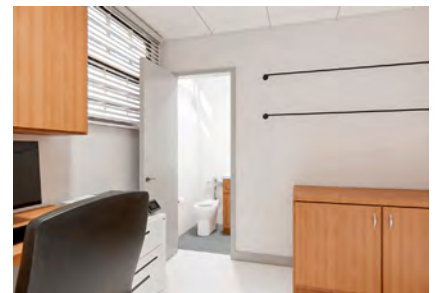
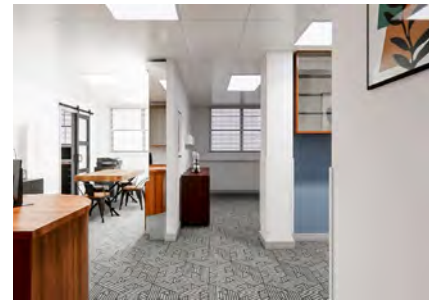


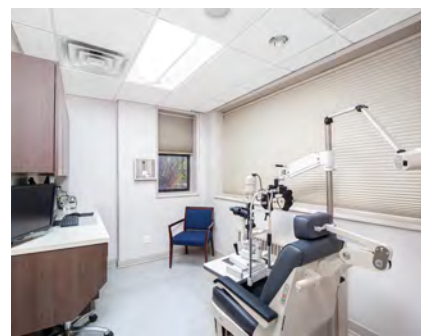


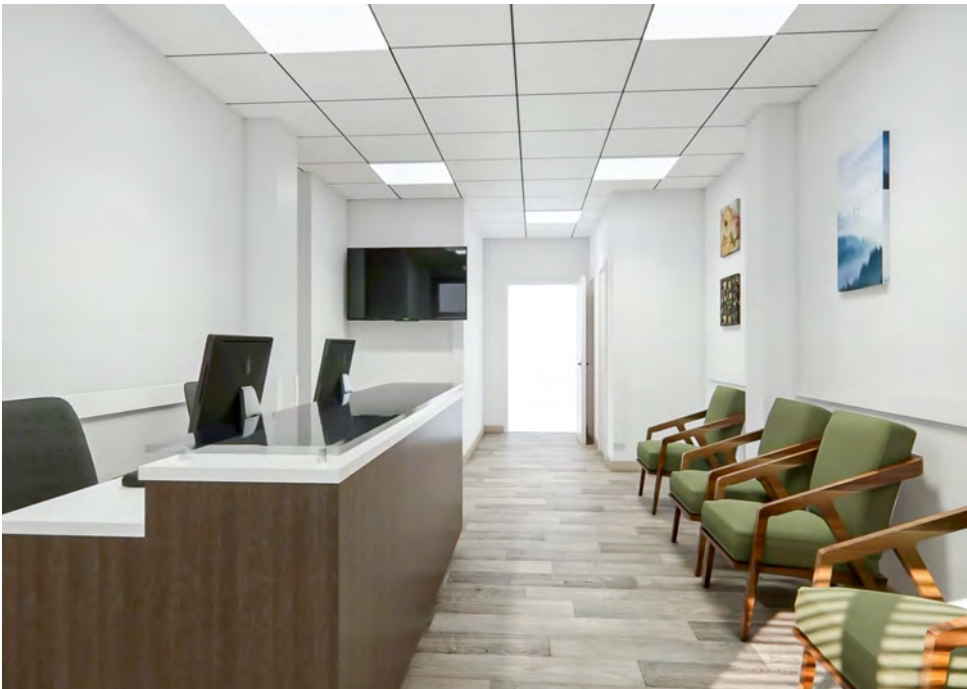
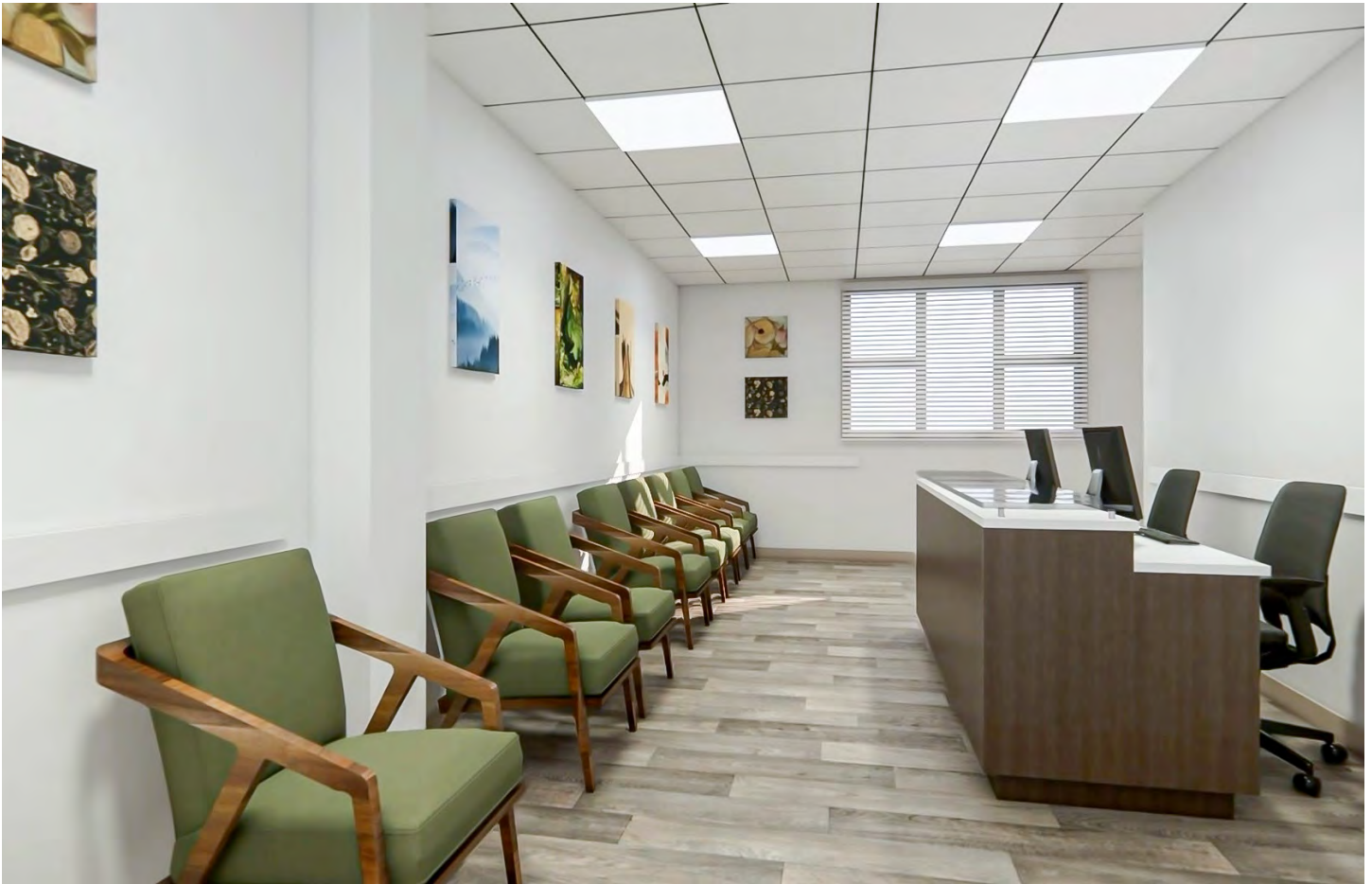


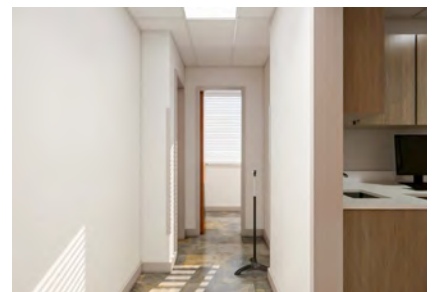
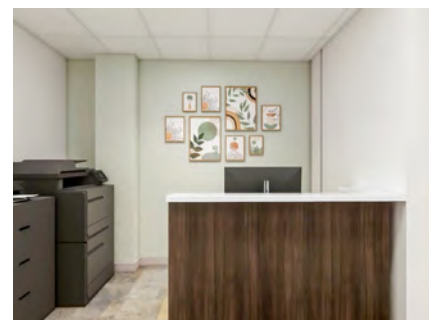
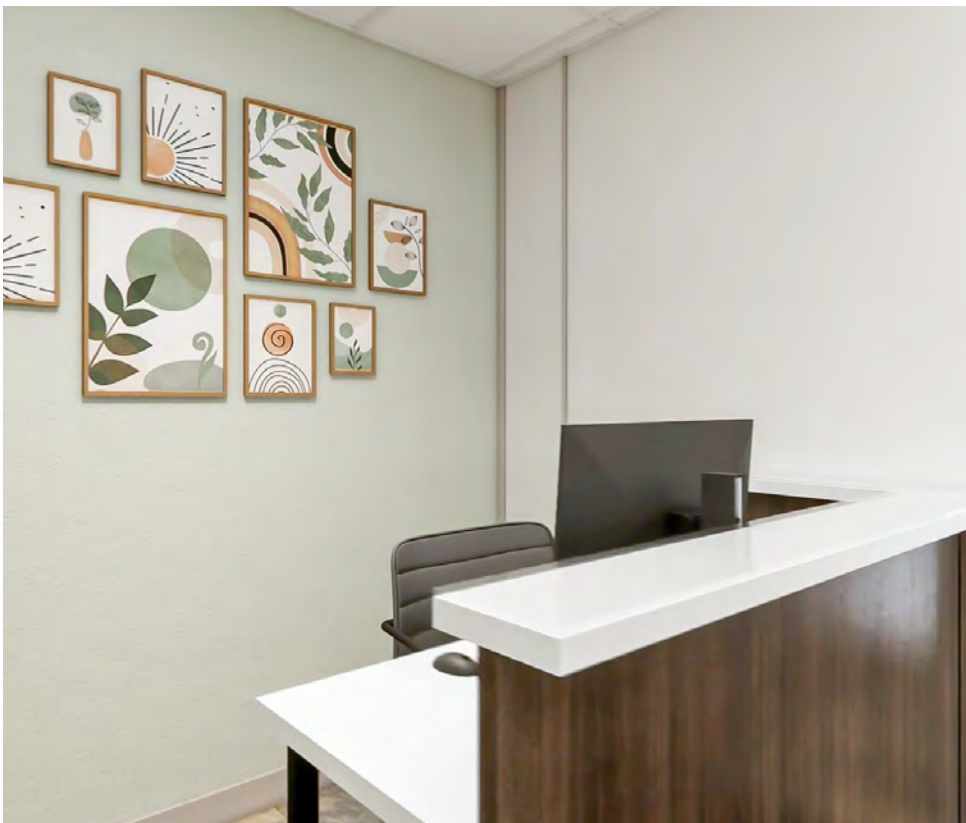
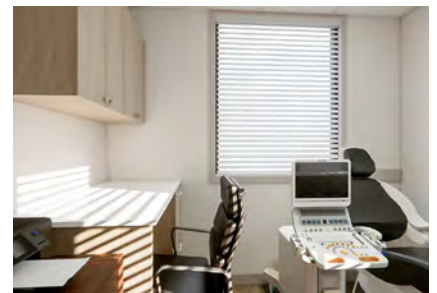
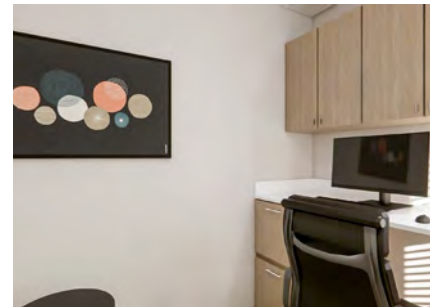
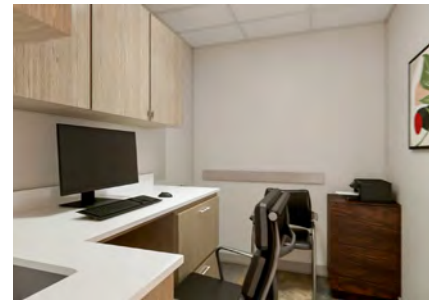


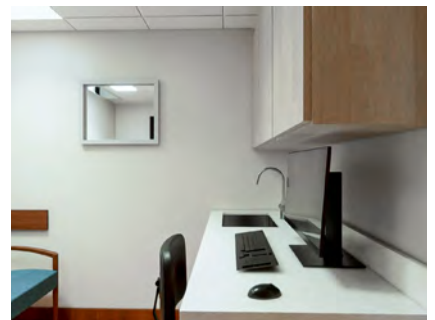




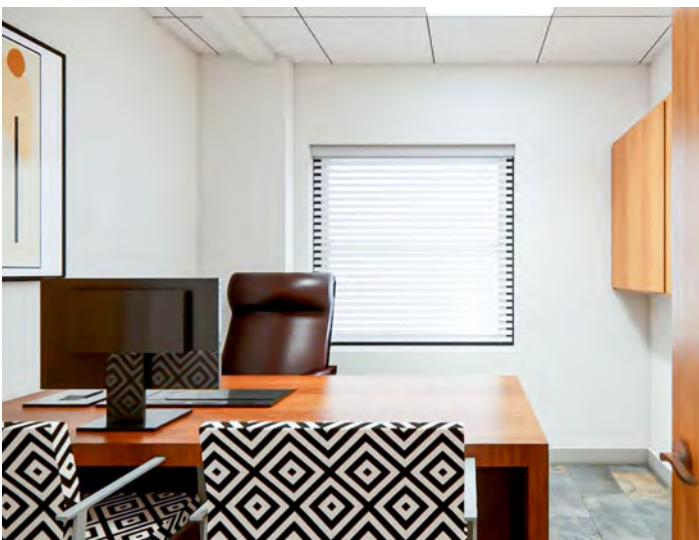














# WEXLER

## HEALTHCARE & COMMERCIAL PROPERTIES

TEAM AT THE CORCORAN GROUP

WEXLERHEALTHCAREPROPERTIES.COM

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