

Medical Office for Sale

144-24 37th Avenue, Unit LD, Flushing, NY 11354



Highlights:

1,000 SF of Medical CO-OP Unit LD is located in a prime downtown Flushing, this bright street level unit features signage and direct entrance on 37th Avenue next to 86 residential units building's main entrance, offers significant street exposure and convenient for customers and patients visit. The unit is owner's medical office. \$13,200 annual rental income for leasing one exam room to a doctor using it once a week.

Unit LD Size:	1,000 SF	Features:	6 exam rooms, full bathroom, and a receptionist area
Price:	\$390,000	Parking:	one outdoor space, \$177 a month
Price Per SF:	\$390	Monthly coop fee:	\$2,118 includes taxes, heat, water
C.F.O.:	Medical Office	Building Class:	Elevator Apartments Cooperatives Building
Lot Area:	35,786 SF	Gross floor area:	75,558 SF, 6-story, 86 residential unit

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