

# Just Listed



504 Gramatan Avenue  
Mount Vernon, NY 10552

\$5,000

4 EXAMINATION/TREATMENT ROOMS AND MORE

MLS# H6315656

**MEDICAL BUILDING  
1ST FLOOR STORE FRONT**

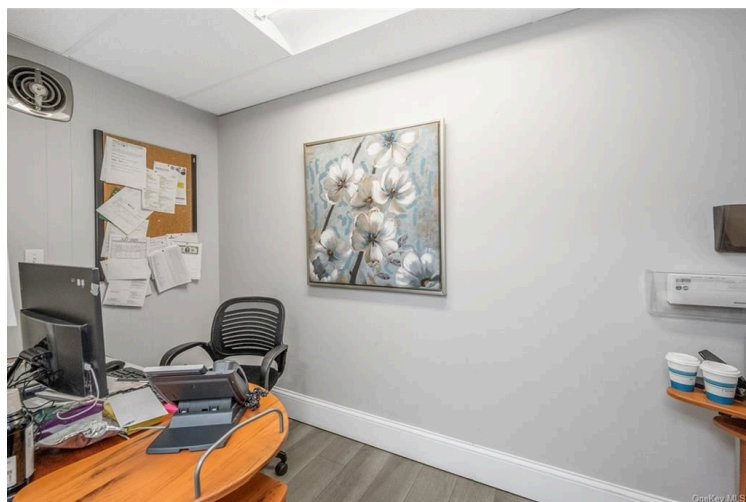


**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

NEW YORK  
PROPERTIES



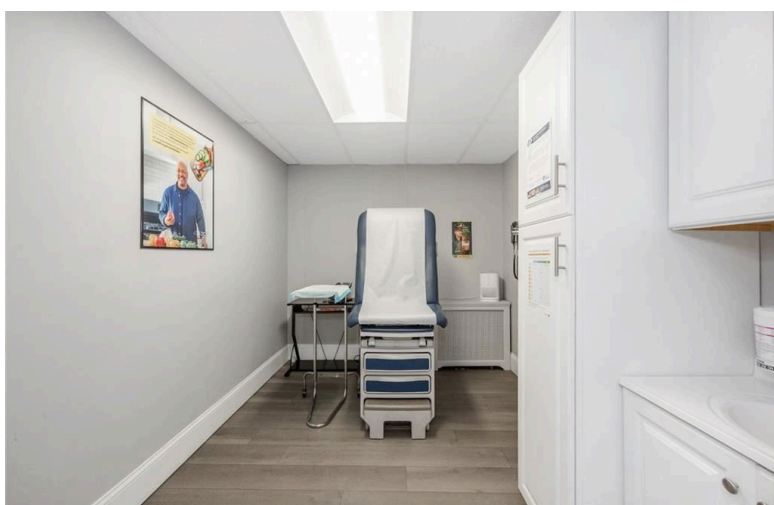
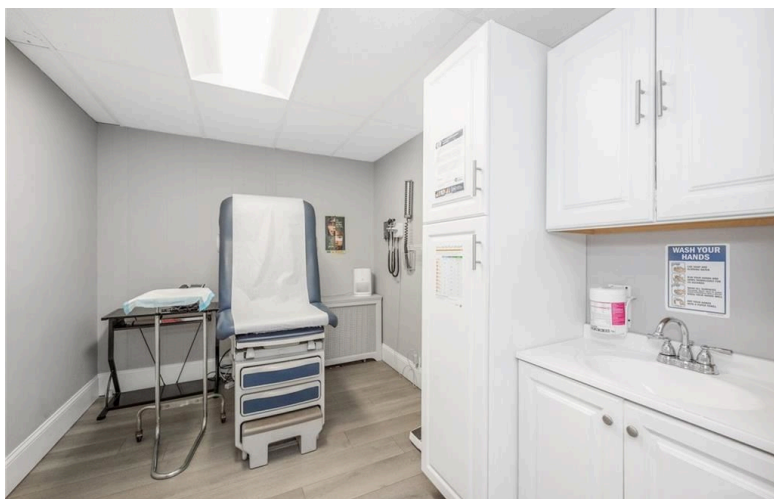
Wonderful opportunity to share fully built-out turn-key 1800esf Store Front/1st Floor Office/Healthcare space in prime location - ideal for health care professional(s) to lease 6-days per week only Tuesday not available.





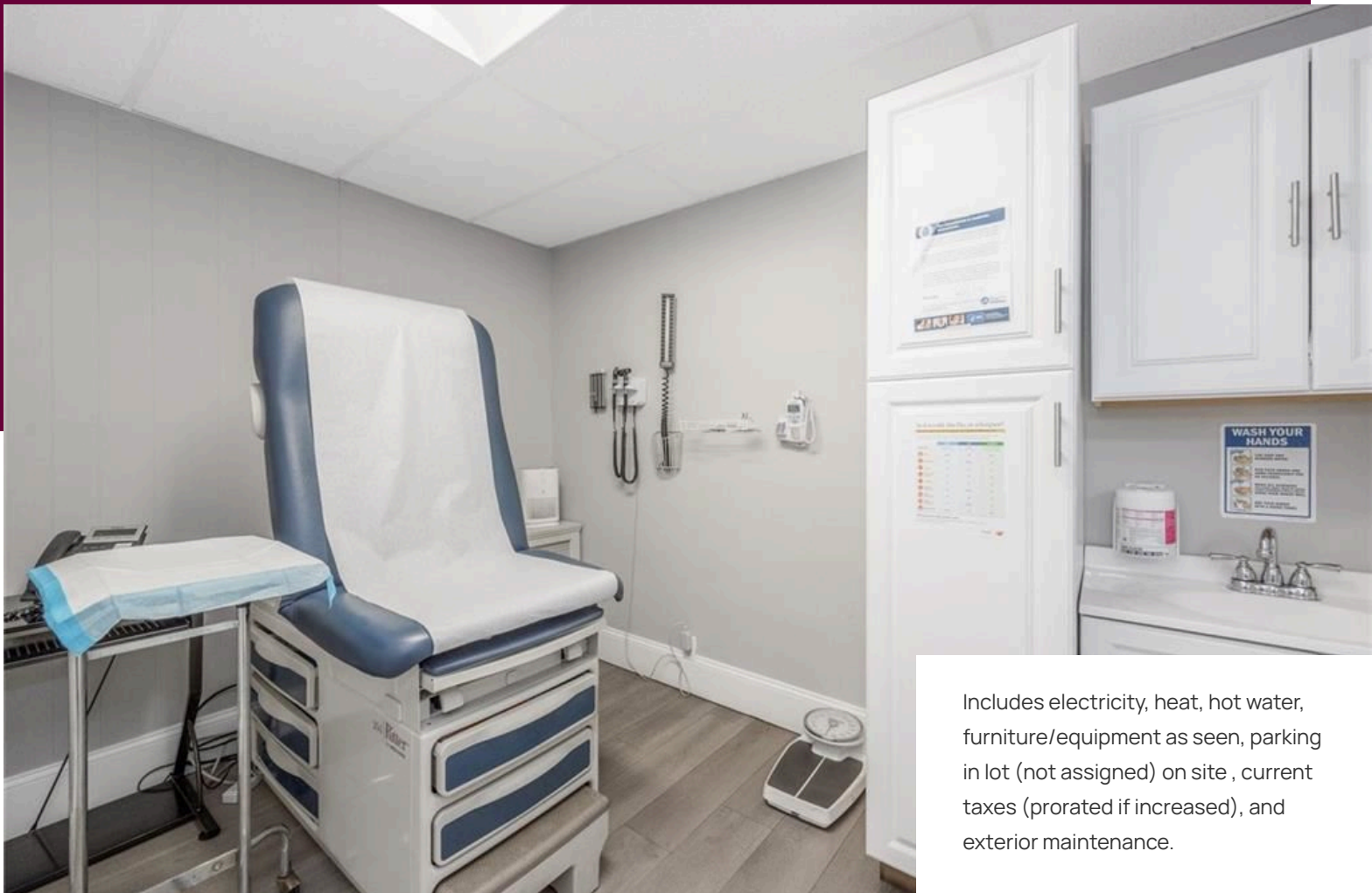
# Built-out for medical or health-care practice

Wonderful opportunity to share fully built-out turn-key 1800esf Store Front/1st Floor Office/Healthcare space in prime location - ideal for health care professionals(s) to lease 6-days per week only Tuesday not available. Corner property in the heart of Fleetwood; close to Metro-North, shopping, and restaurants. Free-standing building. Built-out for medical or health-care practice with reception area, waiting room, 4 examination/treatment rooms, consultation office, and bathroom. on-site parking. Beautifully appointed, turn-key operation. Requesting 5-year minimum term. Easy access to all public transportation. Wheelchair accessible.



504 Gramatan Avenue 1st Floor Store Front, Mount Vernon, NY 10552

# FULLY BUILT OUT



Includes electricity, heat, hot water, furniture/equipment as seen, parking in lot (not assigned) on site, current taxes (prorated if increased), and exterior maintenance.

## Rent: \$5000/month Modified Gross

Tenant(s) responsible for their own build-out, signage, any/all permits required with city of Yonkers, interior maintenance/cleaning, cable/telephone, and rental liability insurance

ESF 2000



### Rosemary S Camas

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