

Specifications

±3,506 SF  
TOTAL BUILDING SIZE

\$8,909.30  
TAXES (2025)

Fully Operational Dental Office  
2 Operatories, 2 Bathrooms  
1 Large Office, Lab/Utility Room  
Large Reception/Waiting Room  
Additional Storage, Delivered Vacant  
1<sup>ST</sup> FLOOR

Leased  
2<sup>ND</sup> FLOOR

±0.30 AC  
LOT SIZE

New Electric Fixtures and Flooring  
Potential Additional Revenue  
Delivered Vacant  
BASEMENT APARTMENT

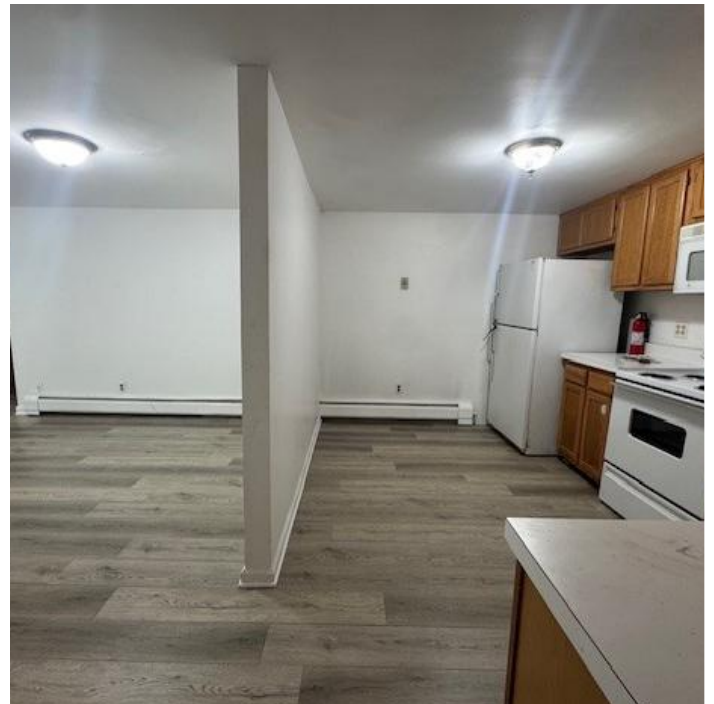
2 Boilers, Water Heater and HVAC  
NEW FEATURES

R-4/ Professional Use Variance  
ZONING

For additional property information or to arrange an inspection,  
please contact the exclusive broker:

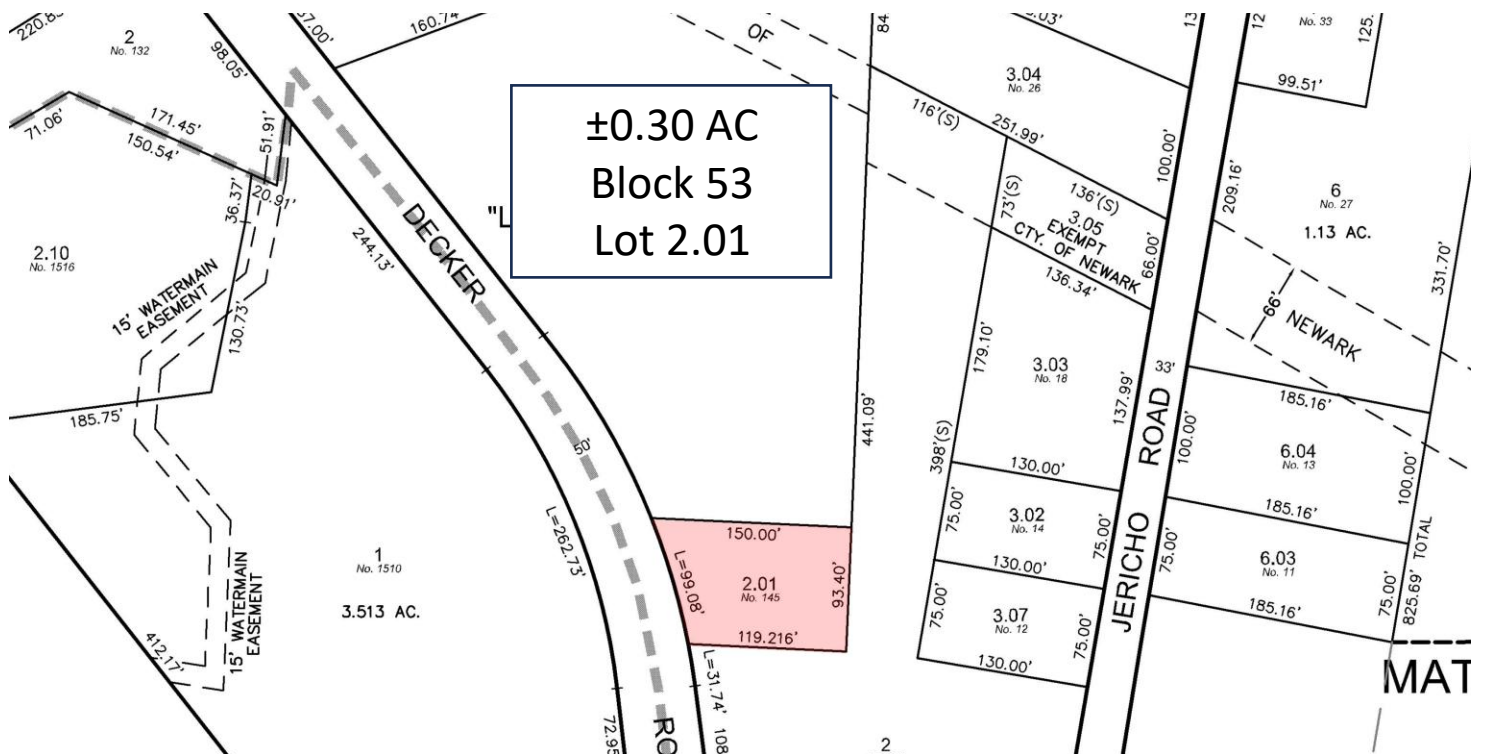
Dylan Meade  
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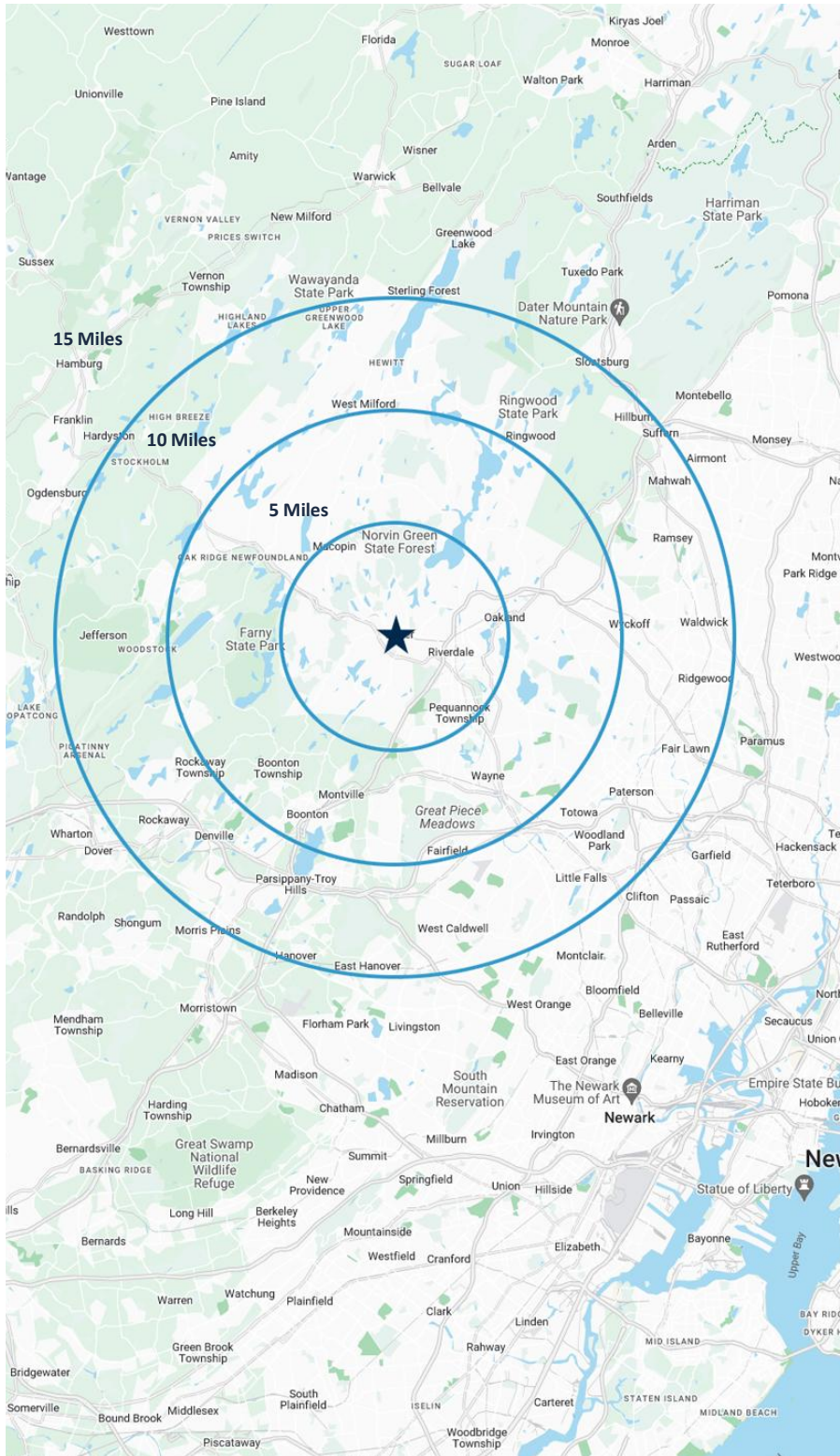
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### 5 MILES

- Total Population: 73,386
- Households: 28,713
- Median Household Income: \$137,967
- Average Household Size: 2.5
- Transportation to Work: 39,920
- Labor Force: 61,001

### 10 MILES

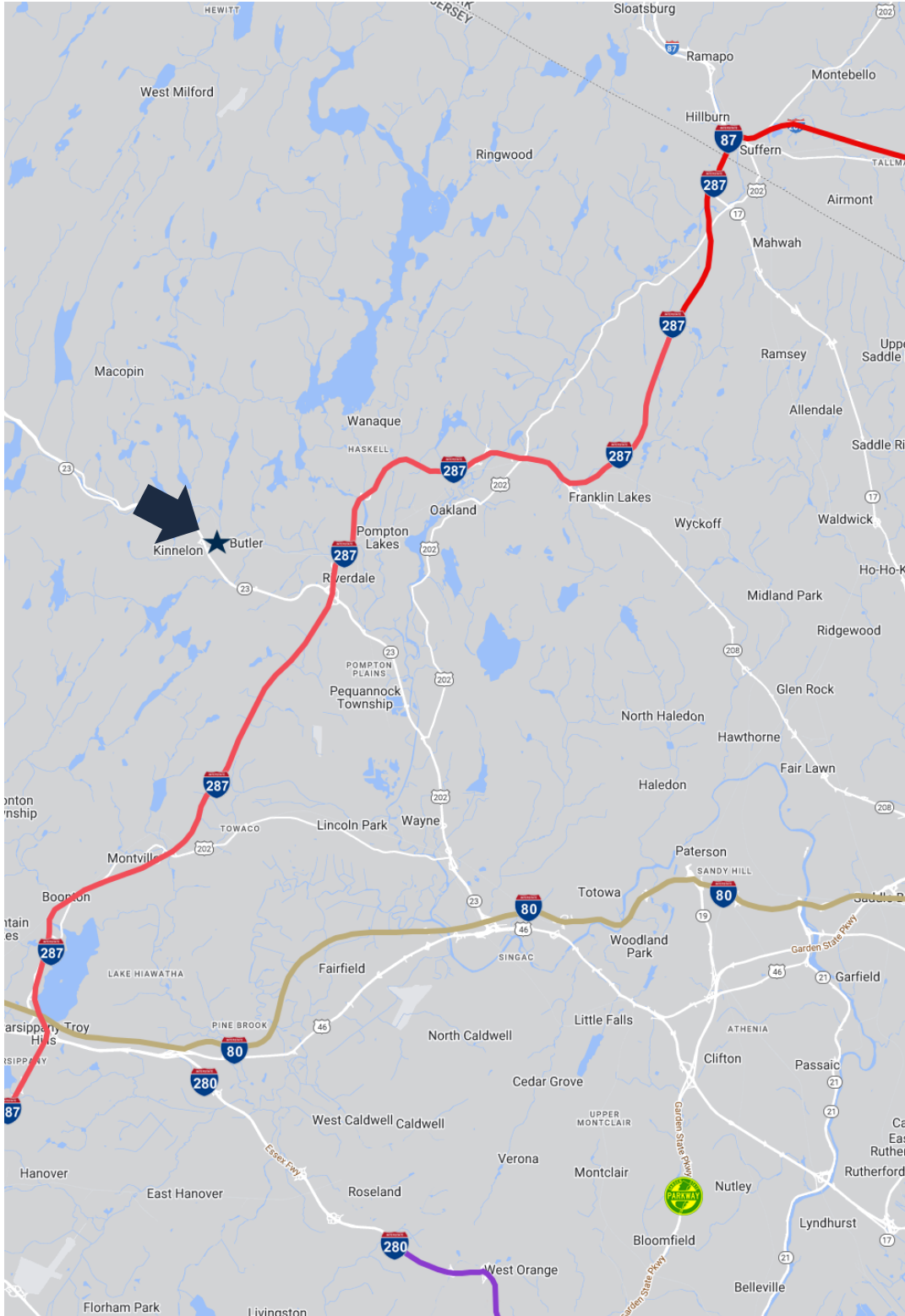
- Total Population: 319,750
- Households: 118,039
- Median Household Income: \$148,627
- Average Household Size: 2.7
- Transportation to Work: 173,846
- Labor Force: 262,976

### 15 MILES

- Total Population: 1.19M
- Households: 429,286
- Median Household Income: \$136,796
- Average Household Size: 2.7
- Transportation to Work: 639,207
- Labor Force: 964,834

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## ACCESSIBILITY



0.2 MI  
Route 23



3.1 MI  
I-287



4.7 MI  
Route 202



7.1 MI  
Lincoln Park  
Airport



11.5 MI  
US Highway 46



12.5 MI  
I-80

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