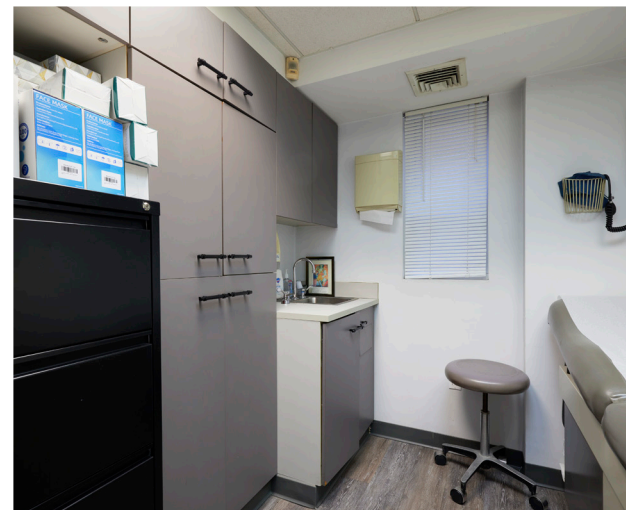




**FOR SALE**  
**1199 Park Avenue**

**BERKSHIRE  
HATHAWAY** | **NEW YORK  
PROPERTIES**  
HOMESERVICES

**COMMERCIAL**





1199 Park Avenue, Suite 1F is located in the prestigious Carnegie Hill Neighbourhood on the Upper East Side and is considered a highly coveted neighbourhood. It's known for its beautiful historic buildings, prestigious private schools, it's namesake Andrew Carnegie beautiful brownstones. It also features elegant mansions, and stunning views of Central Park and the Jacqueline Kennedy Onassis Reservoir.

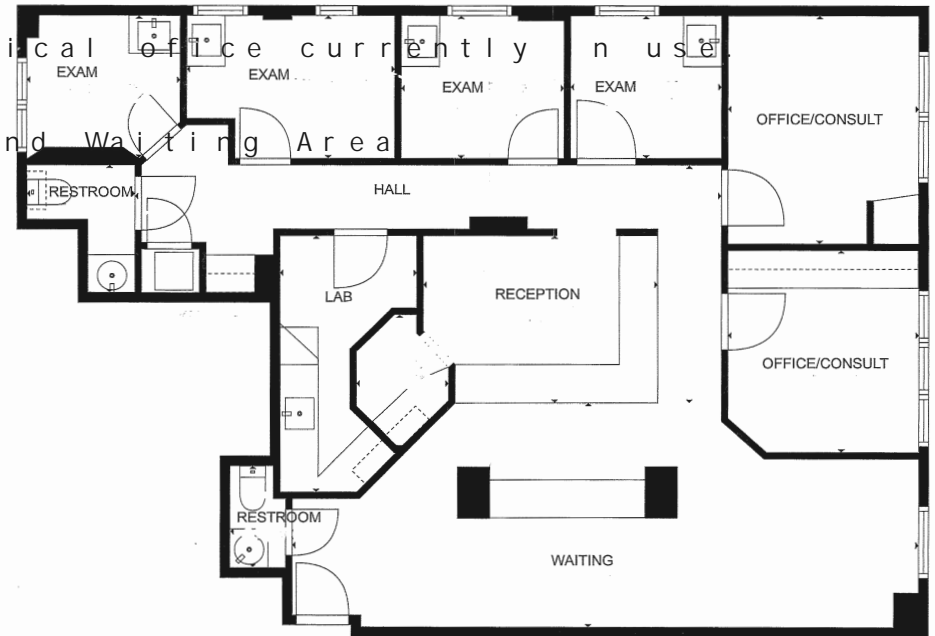


Located btwn 94th and 95th St, a block from the 96th St Crosstown bus and a few blocks from the Q train station. The location is easily



here for over 30 years:

- The office is a fully functional medical office currently in use
- Ground Floor
- It features a sizeable Reception and Waiting Area
- Two Large Consult Offices
- Four Exam Rooms
- An Admin Office
- Lab and two Lavatories
- 1,300 sf
- Multiple Windows
- Maintenance \$4,271/month
- Flip Tax 2% of Total Purchase Price
- Asking \$750,000



**JEFF BERMAN**

Licensed Associate Real Estate Broker

917.209.3528



**ROB TAUB**

Licensed Real Estate Salesperson

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