

235 E 22nd St. - Between 2nd and 3rd Ave

GRAMERCY PARK, NEW YORK CITY

ALIGN
HEALTHCARE REAL ESTATE



GROUND FLOOR DENTAL CONDO FOR SALE - \$745,000 - 1,081 SF

GRAMERCY PARK, NY

Excellent opportunity to purchase a condo for your dental practice in the iconic **Gramercy House Art Deco Building**.

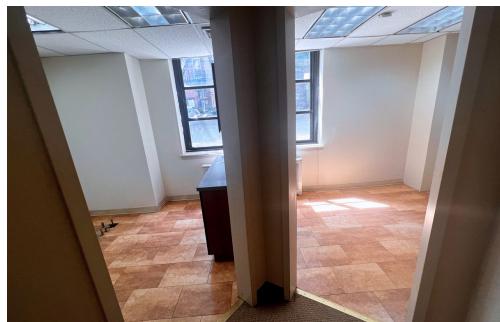
- Take advantage of the Existing **Four (4) Operatories and Two (2) bathrooms**.
- **Referral Opportunities:** Various other medical tenants are located in the building and The Epiphany Elementary School is located across the street
- **Gramercy Park Landmark Building:** A magnificent Art Deco Building built in 1930 by George and Edward Blum (architects). Gramercy House has 16 floors and 7 penthouses.

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Current Floor Plan - 1,081 SF