

235 E 22<sup>nd</sup> St. - Between 2<sup>nd</sup> and 3<sup>rd</sup> 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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The information contained in this brochure has been obtained from sources we believe to be reliable; however, Align Healthcare Real Estate of N.J. LLC has not verified, and will not verify, any of the information contained herein, nor has Align Healthcare Real Estate of N.J. LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers or tenants must take appropriate measures to verify all of the information set forth herein.

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**Current Floor Plan - 1,081 SF**

