



# 2711 Independence Avenue

As Exclusive Agents, We Are Pleased To  
Offer The Following:

Partial Ground Floor | Unit 1F: 1,300 SF



 **Douglas Elliman**  
Commercial

575 MADISON AVENUE, NEW YORK, NEW YORK 10022

# 2711 Independence Avenue, Suite 1F

## Property Features:

Entrance: Street Entrance

Space:  
-4 Exam Rooms  
- 2 Private Offices  
- Waiting / Reception Area  
- 2 Private Bathrooms

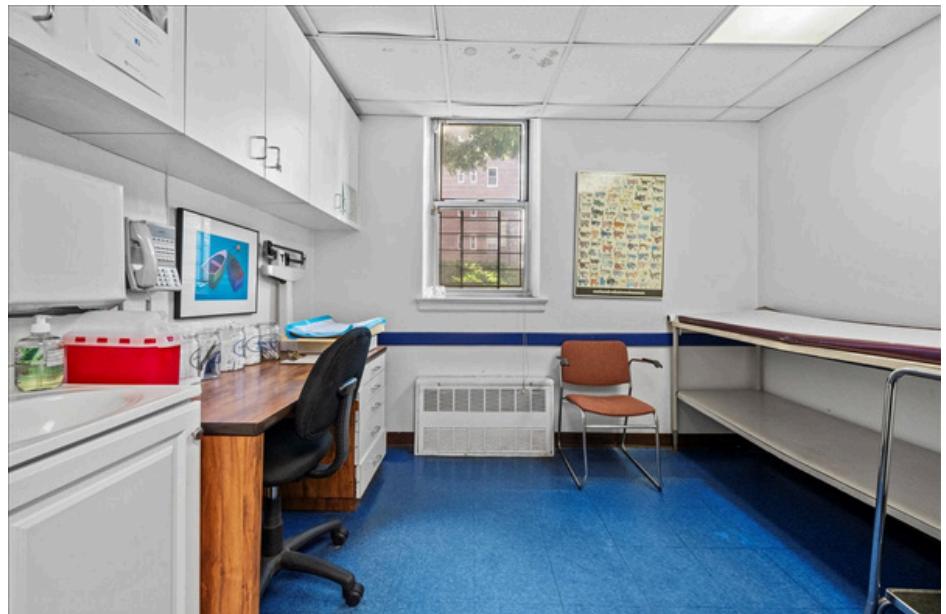
Asking Price: \$369,000

Taxes &  
Maintenance: \$2,085 per month

Possession: Immediate

Occupancy: Former Pediatrics Medical Practice

Transportation: Close proximity to the 'Henry Hudson Pkwy West' bus station. It is served by the Bx10, BxM1 (Midtown East) and BxM2 (Midtown West) bus lines and connects to the 1 train.



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## FLOOR PLAN



Sizes And Dimensions Are Approximate, Actual May Vary, Intended For Marketing Purposes

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For further information and inspection, please contact:

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