

Building Better Communities With.....

# Rand Commercial

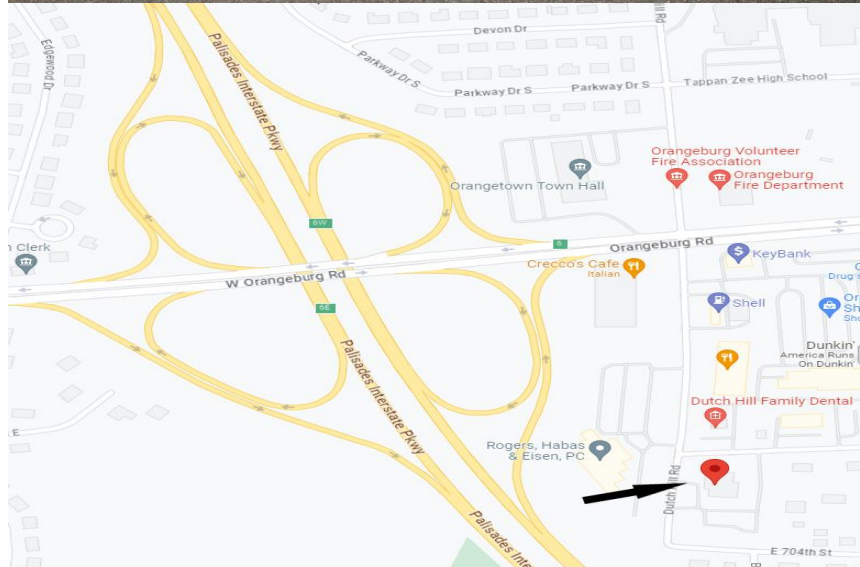
## **99 Dutch Hill Rd Orangeburg, NY 10962**

*Approx. 7,000 SF Medical & Professional office building Available for Sale or Lease, (can be leased in smaller spaces from 1200 RSF and up).*

***Asking Sale Price \$1,500,000.00 For lease \$27.50 MG.***

*Beautiful Medical or professional office condos, in a very nice building, on park-like grounds, with ample parking located in the upscale Orangeburg neighborhood, located right of the Palisades Interstate Parkway.*

*Turnkey Medical office space, with Plumbing in the exam rooms and LEAD wall rooms for X-rays, available.*



### **Expensas**

Tax	\$83,319.95
Cam	\$24,000.00
Insurance	\$7,500.00

**Joel Gruber Licensed Real Estate Salesperson, NYS & NJ Cell: 845-821-6502**

Email: [Joel.Gruber@randcommercial.com](mailto:Joel.Gruber@randcommercial.com)

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As applicable, we make no representation as to the condition of the property (or properties) in question.

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### **Property Features**

The building has four office condos; we are offering two for sale, one above the other, each of which is approximately 3,600 SF. Both have ground-level access due to the elevation difference; the upper level will be fully vacant, and the bottom one will be empty for only 1,000 SF. A tenant occupies the other 2,600 SF level,

### **Highlights**

***Parking:*** Ample Parking

***Close to highway:*** Right of the Palisade Parkway.

***Grounds:*** Beautiful landscaping and lush greenery with a natural aesthetic.

### **Incomes of Suite 103A / 103B**

	Annual Fixed Rent	Monthly Fixed Rent
Sep 1, 2023 - December 31, 2024	\$ 86,151.43	\$ 7,179.29
Sep 1, 2024 - December 31, 2025	\$ 87,874.45	\$ 7,322.87
Sep 1, 2025 - December 31, 2026	\$ 89,631.94	\$ 7,469.33
	Annually	Monthly
Additional Tax&CAM Reimbursement	\$ 43,517.27	\$ 3,626.44

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## Floor Plans & Photos Upper Level #107



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## Floor Plans & Photos Upper Level #107



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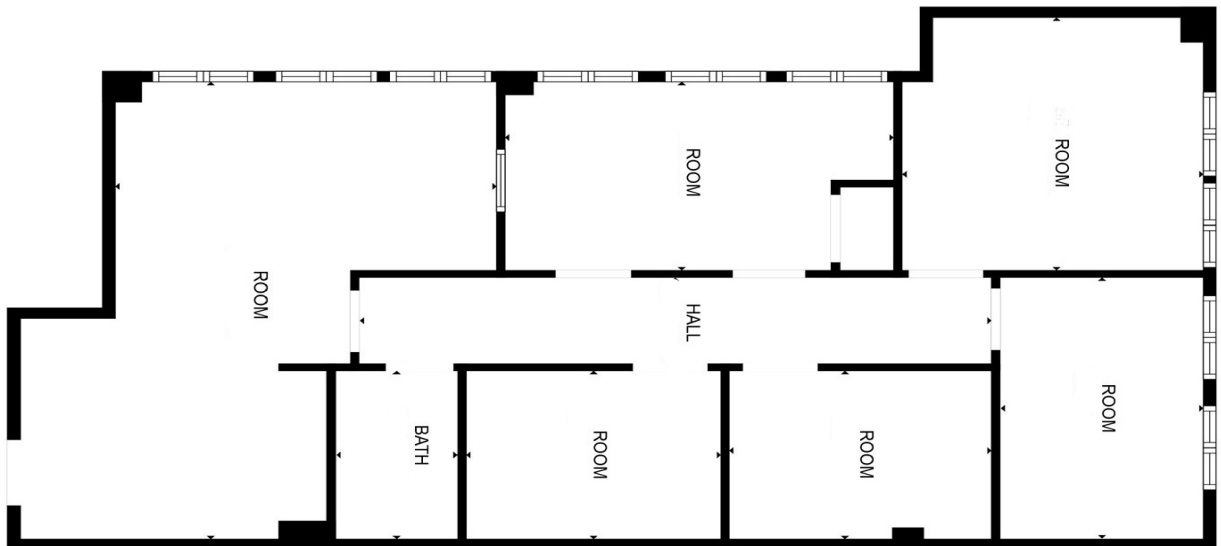
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## Floor Plans & Photos Bottom Level Suite #103A



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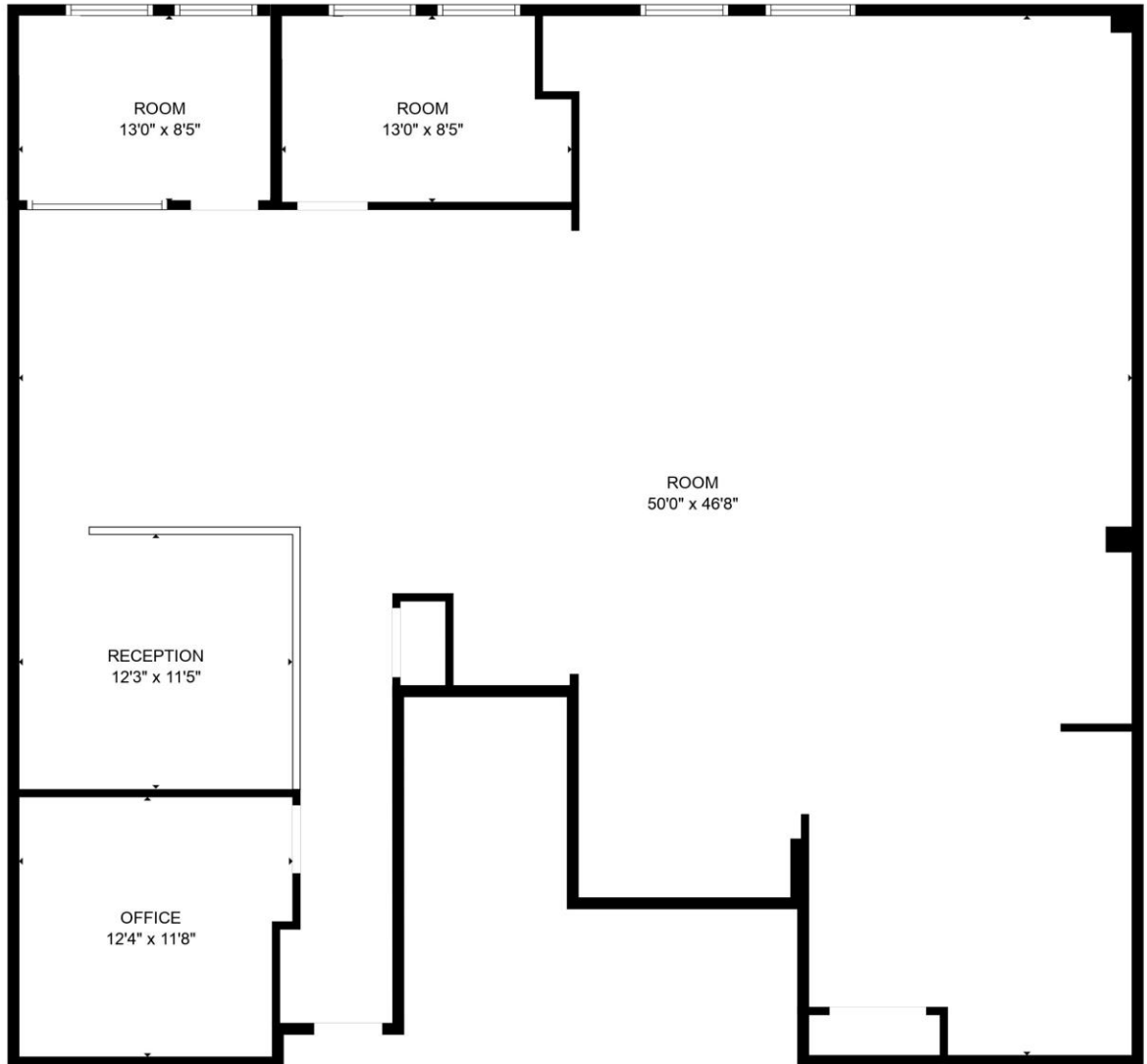
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## Floor Plan Suite #103B



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