

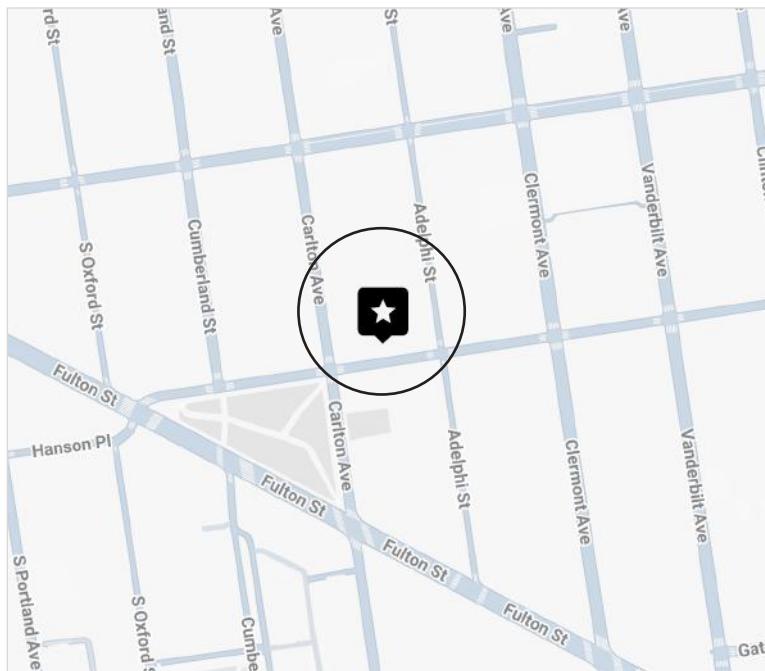
BROOKLYN, NEW YORK  
**MEDICAL CONDO**  
FOR SALE

**PRICE** \$1,750,000

**FINANCING** 90% MAXIMUM

|             | <b>+/- SF</b> | <b>COM. CHARGES</b> | <b>TAXES</b> |
|-------------|---------------|---------------------|--------------|
| <b>2D2E</b> | 3,470         | \$3,866.04/Mo       | \$18,400/Yr  |
| <b>2D</b>   | 1,890         | \$2,105.68/Mo       | \$10,000/Yr  |
| <b>2E</b>   | 1,580         | \$1,760.36/Mo       | \$8,400/Yr   |

ALL UTILITIES INCLUDED IN COMMON CHARGES



**55 GREENE AVENUE, SUITE 2D2E**  
BETWEEN CARLTON AVENUE AND ADELPHI STREET

## LAYOUT

- LARGE WAITING AREA
- DUAL RECEPTIONS
- ELEVEN EXAM ROOMS  
(ONE CAN BE USED FOR PROCEDURES, ONE FOR PRE-OP)
- LAB
- NURSES' STATION
- SITTING AREA
- STAFF LOUNGE
- FOUR RESTROOMS (ONE IN PRIVATE OFFICE)
- LOCKER ROOM FOR STAFF
- STORAGE ROOM
- PRIVATE OFFICE/CONSULT WITH EN SUITE BATHROOM



## ADDITIONAL FEATURES

- DEDICATED MEDICAL ENTRANCE WITHIN THE BUILDING
- ELEVATOR ACCESS TO THE SECOND FLOOR
- PARKING SPACE AVAILABLE FOR LEASE TO THE DOCTOR/OWNER
- FLEXIBLE LAYOUT:  
USE AS ONE LARGE SUITE (3,470 SF) OR DIVIDE INTO TWO UNITS
- C TRAIN PROVIDES A DIRECT CONNECTION INTO MANHATTAN
- ADDITIONAL INGRESS/EGRESS
- CENTRAL AIR CONDITIONING
- SPEAKER SYSTEM THROUGHOUT
- RECESSED AND OVERHEAD LIGHTING
- ADAPTABLE TO ANY MEDICAL SPECIALTY
- ALL UTILITIES INCLUDED IN COMMON CHARGES

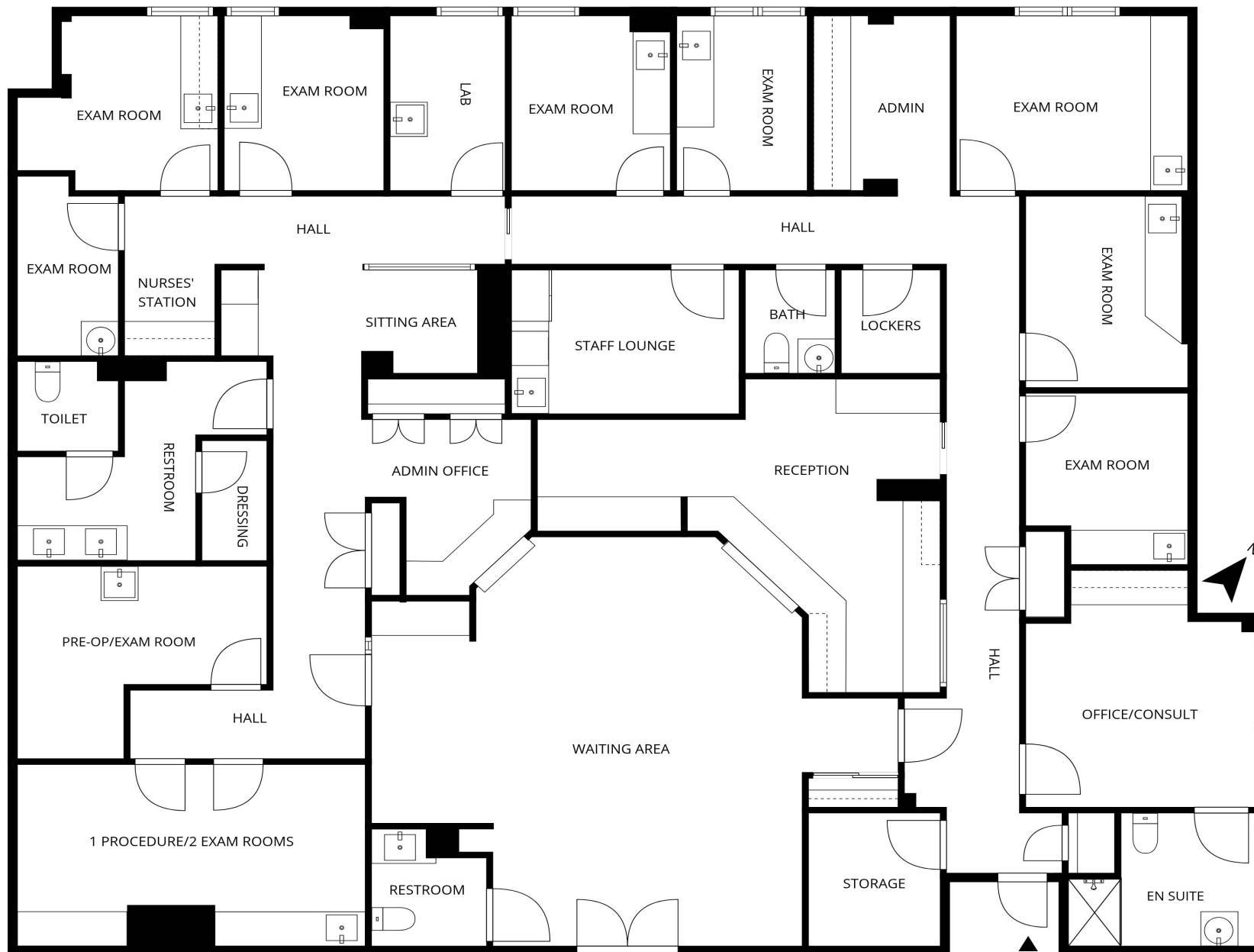








FLOOR PLAN FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL SIZE AND DIMENSIONS MAY VARY.



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