

BROOKLYN, NEW YORK

MEDICAL CONDO

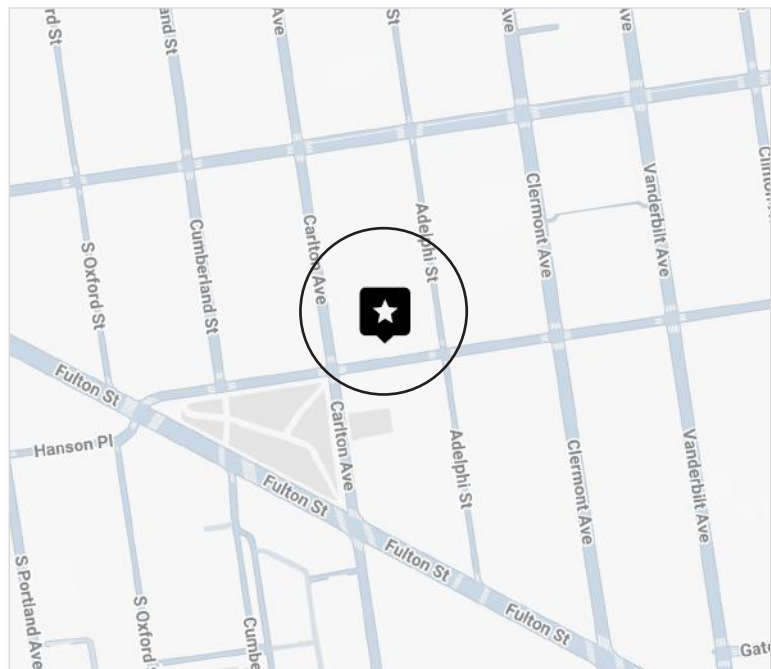
FOR SALE

PRICE \$1,750,000

FINANCING 90% MAXIMUM

	+/- SF	COM. CHARGES	TAXES
2D2E	3,470	\$3,866.04/Mo	\$18,400/Yr
2D	1,890	\$2,105.68/Mo	\$10,000/Yr
2E	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.



Paul L Wexler

LICENSED ASSOCIATE
REAL ESTATE BROKER

P: 212.836.1075
E: PWexler@corcoran.com

Josef Yadgarov

LICENSED ASSOCIATE
REAL ESTATE BROKER

P: 212.836.1097
E: josef.yadgarov@corcoran.com

Alisia Ramlochan

LICENSED ASSOCIATE
REAL ESTATE BROKER

P: 212.893.1450
E: alisia.ramlochan@corcoran.com

Kurt Herold

LICENSED ASSOCIATE
REAL ESTATE BROKER

P: 212.323.3817
E: kherold@corcoran.com

Cosmin Bitu

LICENSED REAL ESTATE
SALESPERSON

P: 917.602.5754
E: cosmin.bitu@corcoran.com

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