

INVESTMENT OPPORTUNITY MEDICAL OFFICE

3130
GRAND
CONCOURSE
BEDFORD PARK
BRONX, NEW YORK

109-33
71ST ROAD
FOREST HILLS
QUEENS, NEW YORK



SCAN FOR
3D MODELED VIDEO TOURS
INTERACTIVE FLOOR PLANS

WEXLER
HEALTHCARE & COMMERCIAL
PROPERTIES
TEAM AT THE CORCORAN GROUP



Wexler Healthcare & Commercial Properties is pleased to present a compelling investment opportunity featuring well-located medical offices in the densely populated New York City neighborhoods of Forest Hills (Queens) and Bedford Park (Bronx).

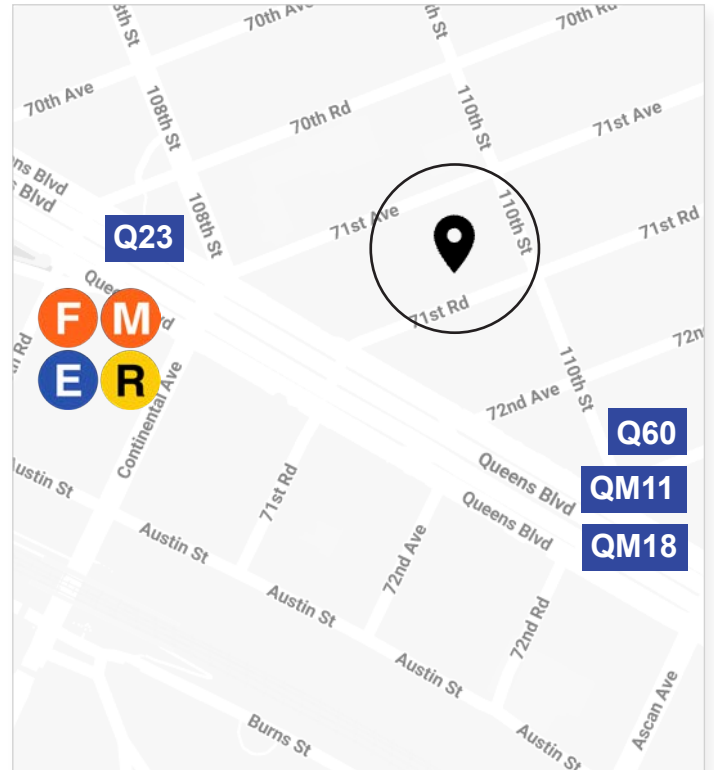
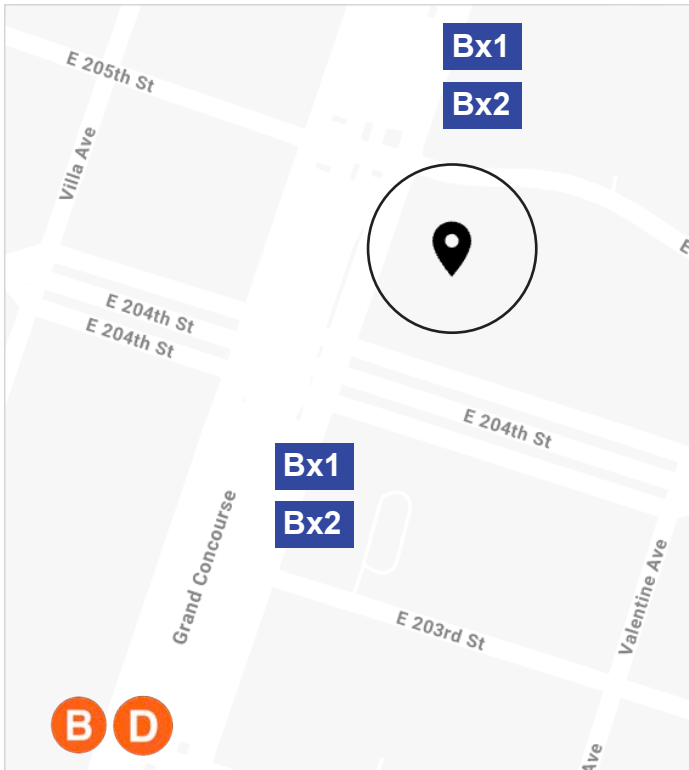
These well maintained assets together offer approximately 20,838 square feet.

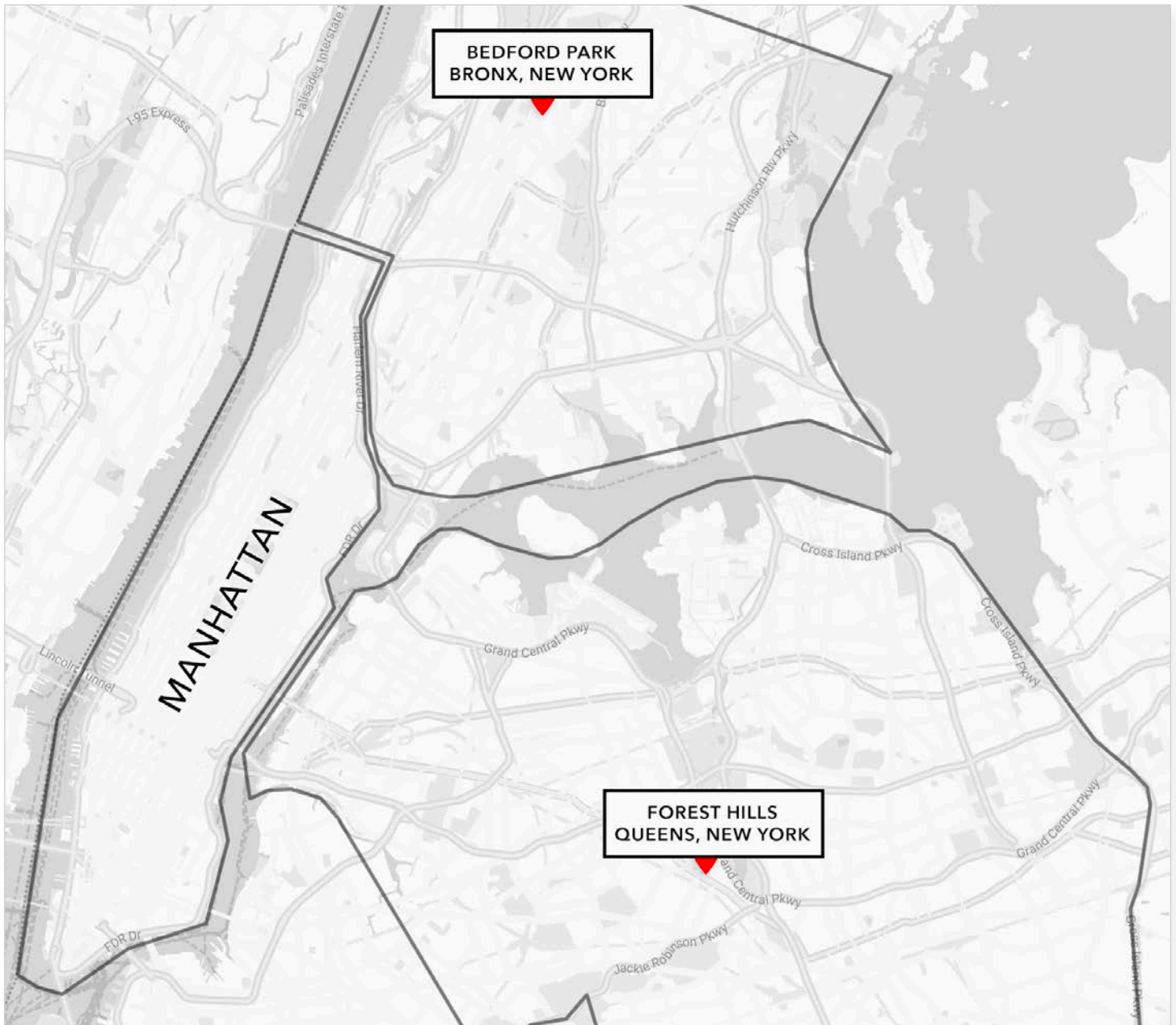
The efficiently designed medical spaces feature numerous exam rooms, consultation offices, welcoming waiting and reception areas, and a former ambulatory surgery center (ASC) complete with recovery areas.

BUILDING INFORMATION

STREET ADDRESS 3130 GRAND CONCOURSE
CITY, STATE BRONX, NEW YORK
ZIP CODE 10458
NEIGHBORHOOD BEDFORD PARK
BLOCK/LOT 3311/7501

STREET ADDRESS 109-33 71ST ROAD
CITY, STATE QUEENS, NEW YORK
ZIP CODE 11375
NEIGHBORHOOD FOREST HILLS
BLOCK/LOT 2224/7501





Bedford Park | Bronx, New York

- Concentration of hospitals supports steady demand for ancillary medical services
- Strong demand for medical office space due to established healthcare infrastructure
- Mix of public hospitals, teaching centers, and specialty care facilities offer a robust commercial and professional market
- Excellent public transportation options
- Dense population

Forest Hills | Queens, New York

- Proximate to major healthcare institutions
- Major highways, arterial roads, subway lines, Long Island Rail Road, and bus routes serve the area
- 1 mile from major hospital

3130 GRAND CONCOURSE, BRONX - FORMER AMBULATORY SURGERY CENTER + CLINICAL

Unit	SF	Monthly Common/ Maintenance Charges	Annual Real Estate Tax	Description
FORMER ASC B1, B3, B5	4,600	\$6,572	\$33,235	Three (3) Units Condos
STORAGE ASC 1D	500	\$494	N/A	Co-op
1A, 1B	1,000	\$1,437	\$6,183	Two (2) Units Condos
S	118	\$166	\$637	Condo
1H, 1J	3,000	\$3,264	\$14,049	Two (2) Units Condos
1M	700	\$1,276	\$5,490	Condo
1P	1,300	\$1,992	\$8,573	Retail Condo
1S	1,218	\$1,717	\$7,388	Two (2) Units Condos
1T	1,300	\$798	N/A	Co-op
1V	700	\$1,185	\$5,102	Condo
B6, B7, B8	3,000	\$5,135	\$19,670	Three (3) Units Condos
17,436				PRICE: INQUIRE

109-33 71ST ROAD, FOREST HILLS - CLINICAL FACILITIES

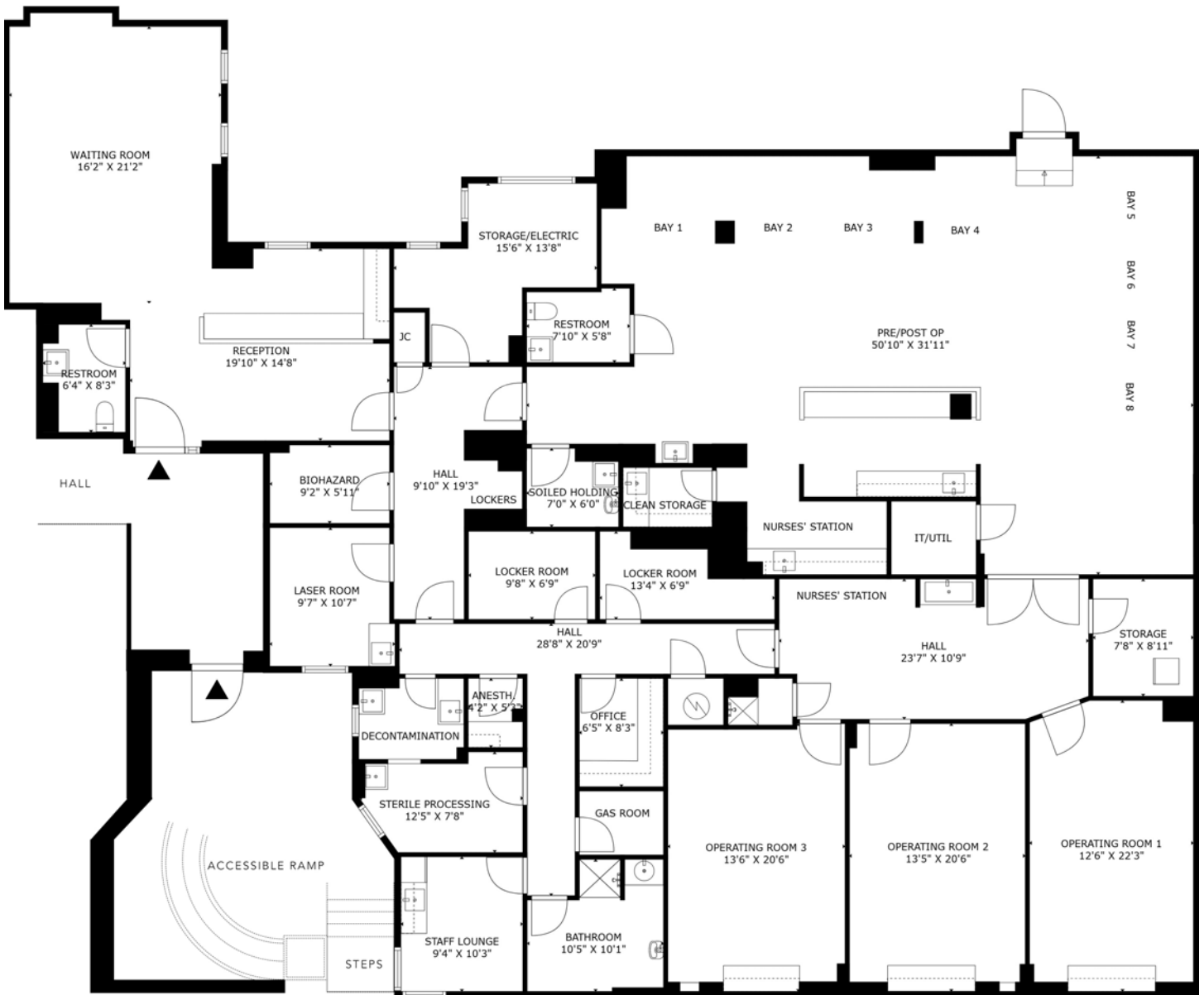
Units	SF	Monthly Common/ Maintenance Charges*	Annual Real Estate Tax	Description
1B, 1C, 1D	1,715	\$1,371	\$10,222	Three (3) Units Condos
1G	339	\$271	\$2,019	Condo
2B, 2C	1,348	\$1,078	\$8,036	Two (2) Units Condos
3,402				PRICE: INQUIRE
TOTAL: 20,838				PRICE: INQUIRE

*There are current monthly assessments, please inquire.

FLOOR PLANS



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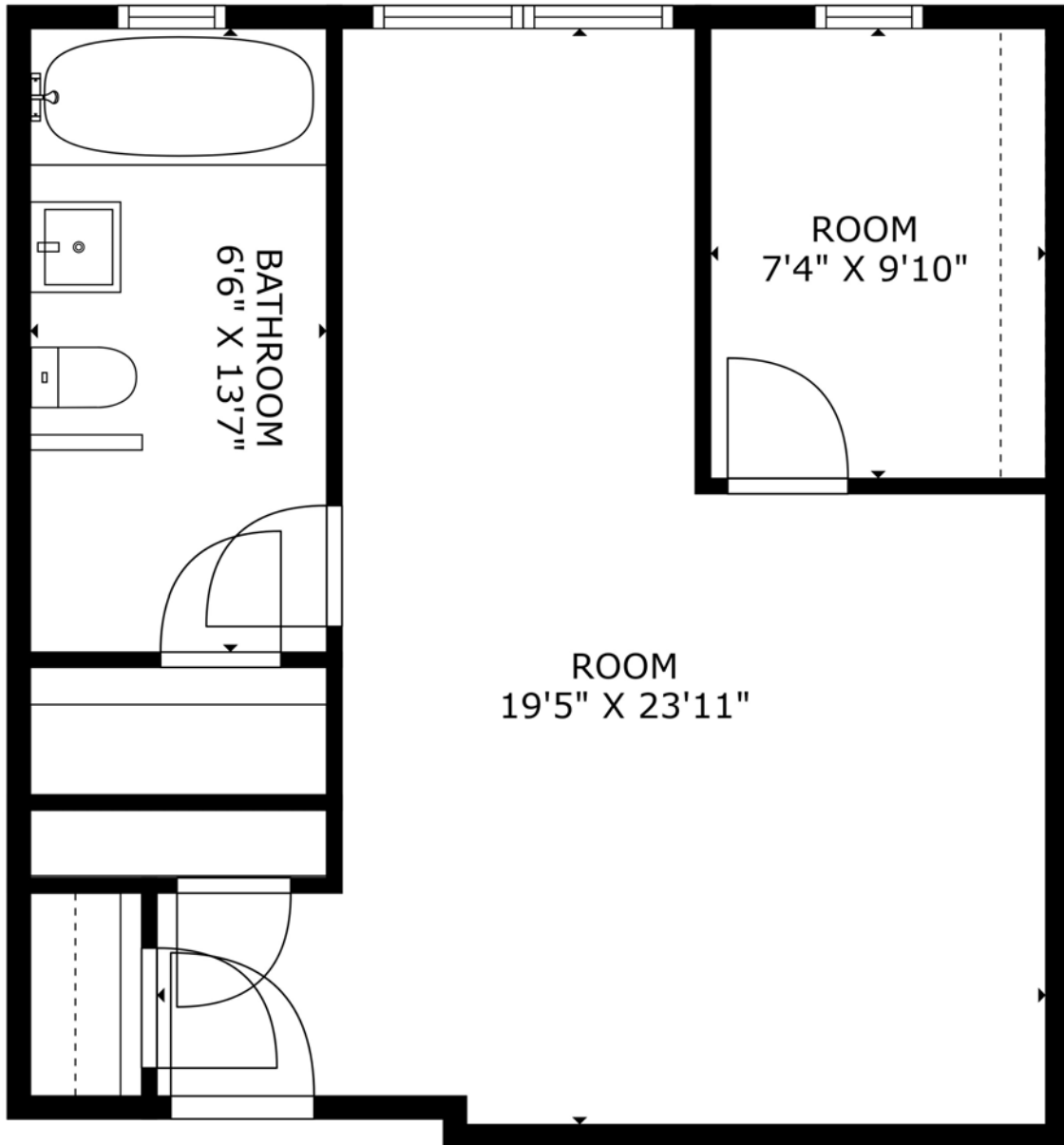


East 204th Street



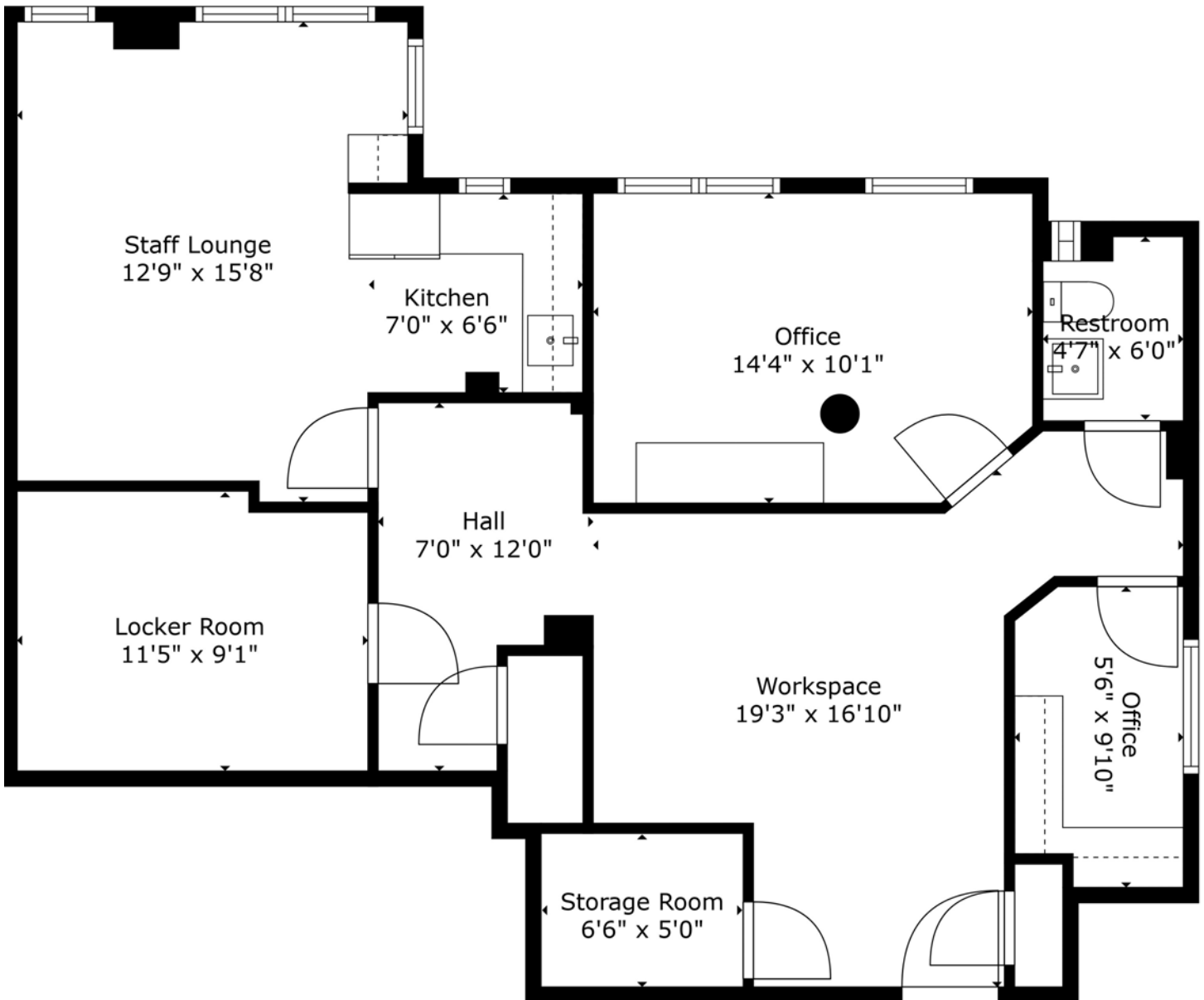
East 204th Street

3D RENDERING OF ACTUAL CONDITIONS



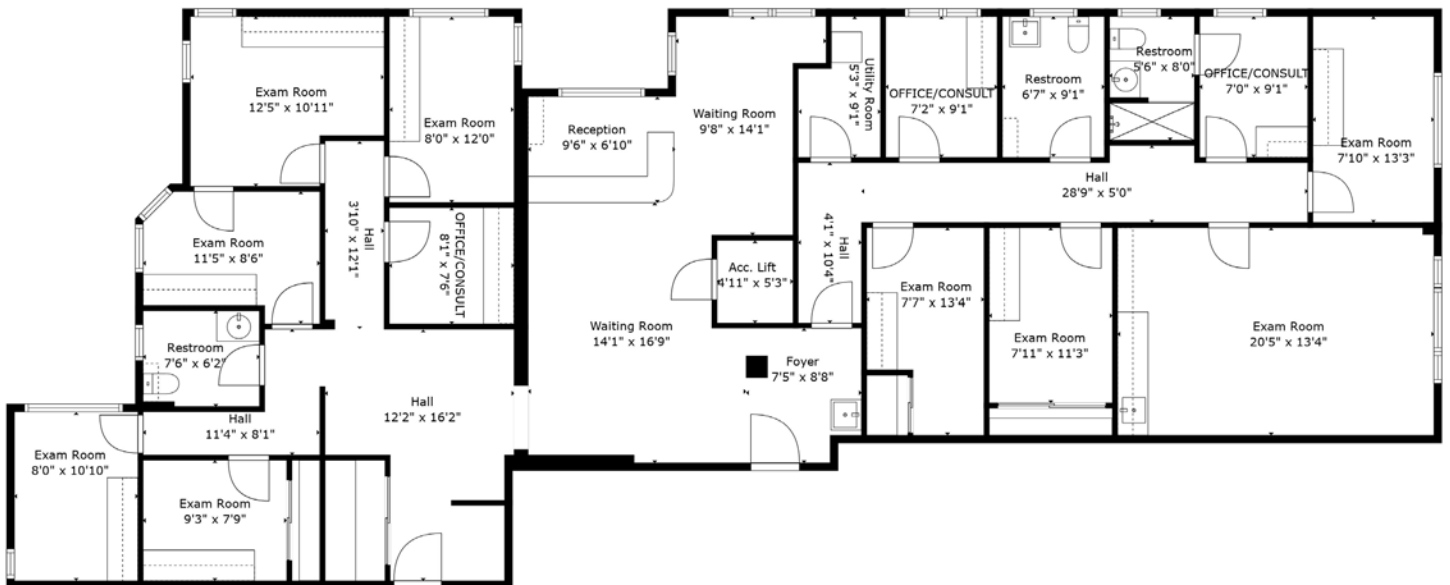


3D RENDERING OF ACTUAL CONDITIONS. VIRTUALLY STAGED.

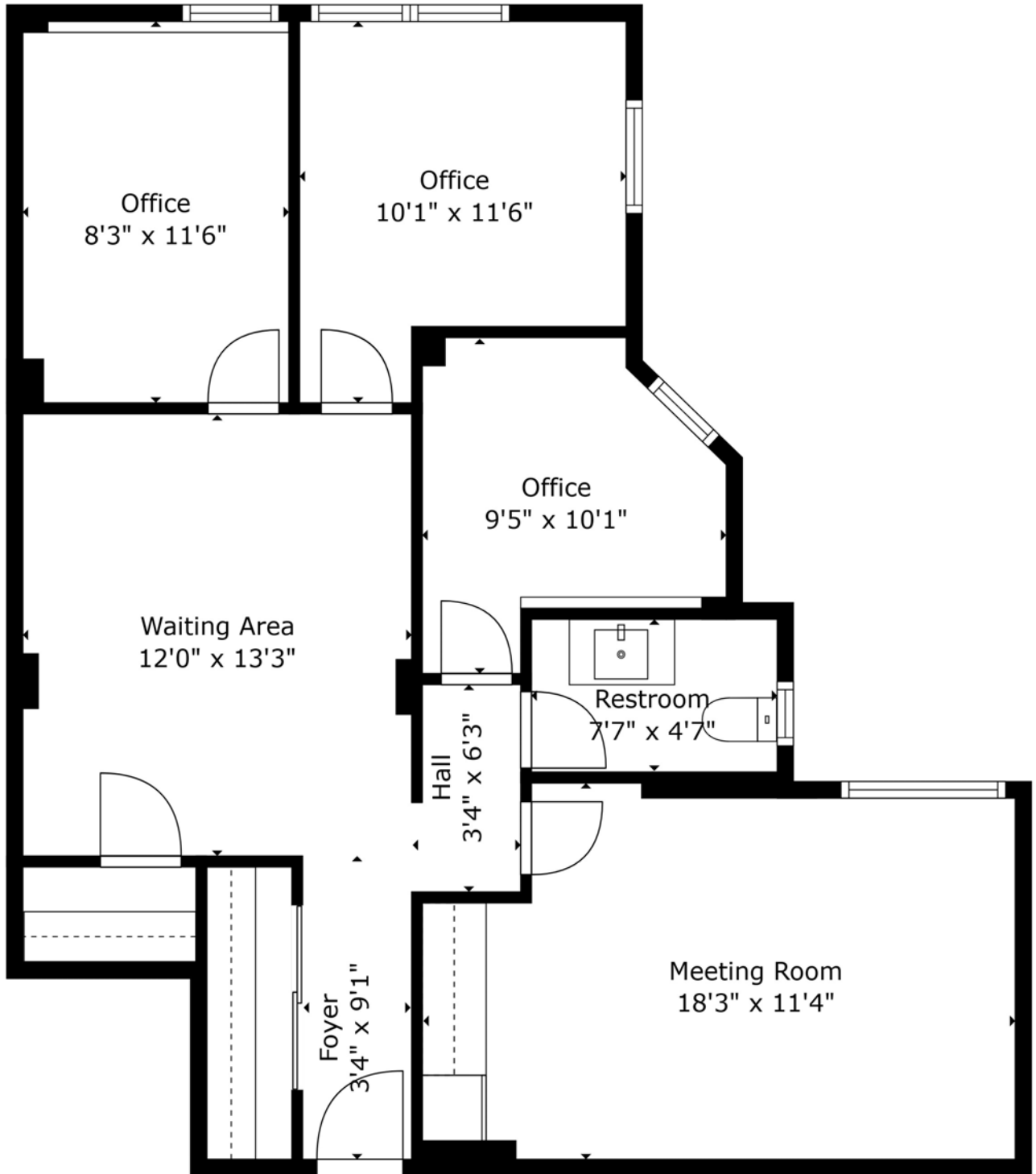




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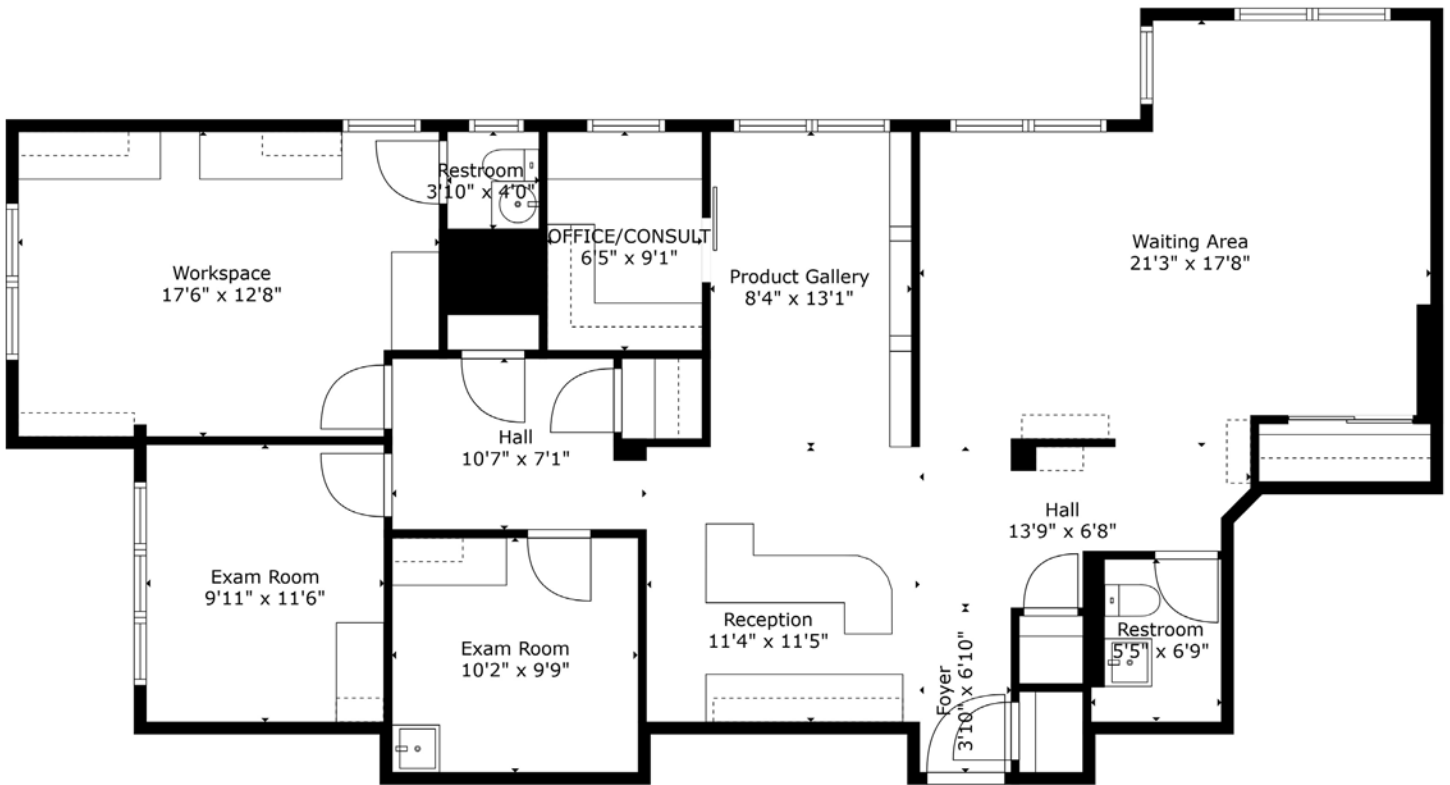






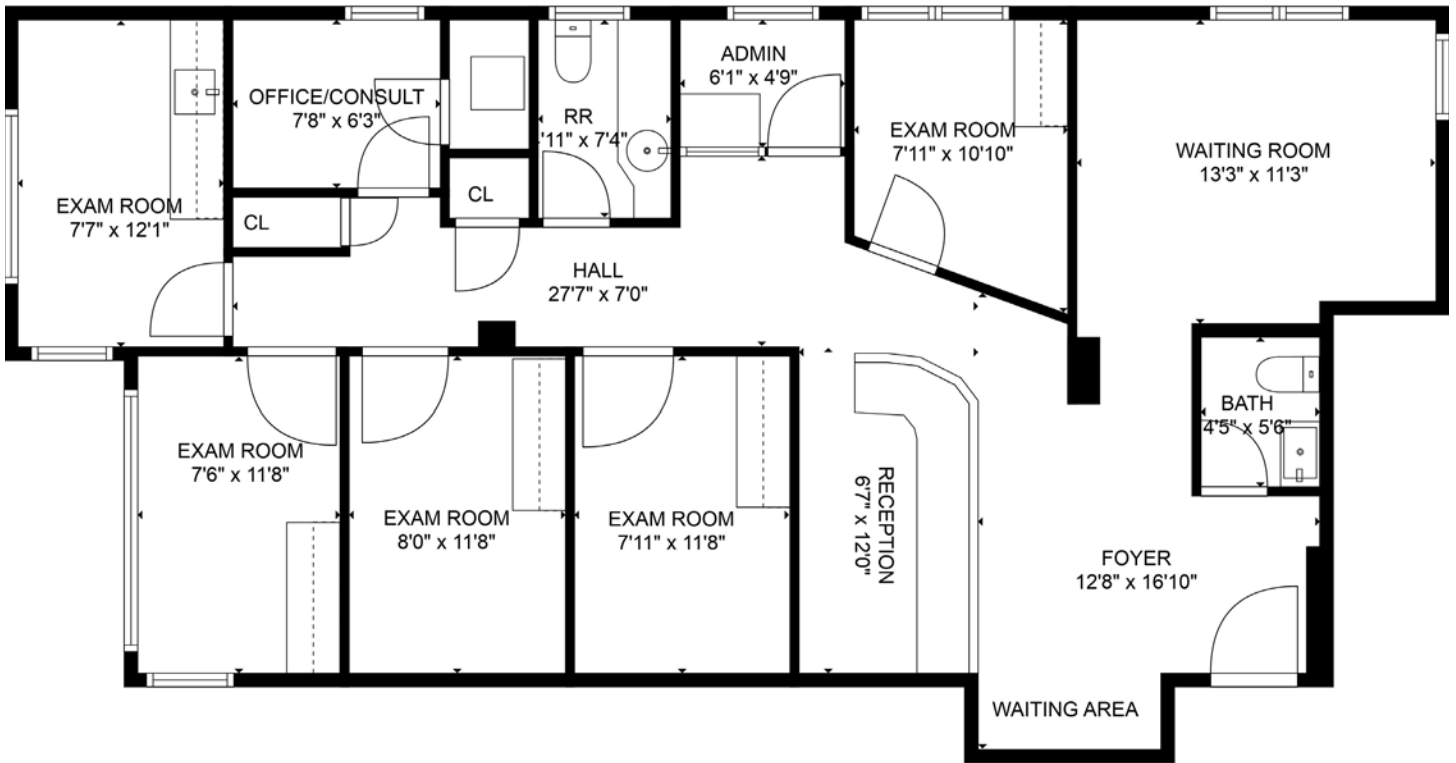


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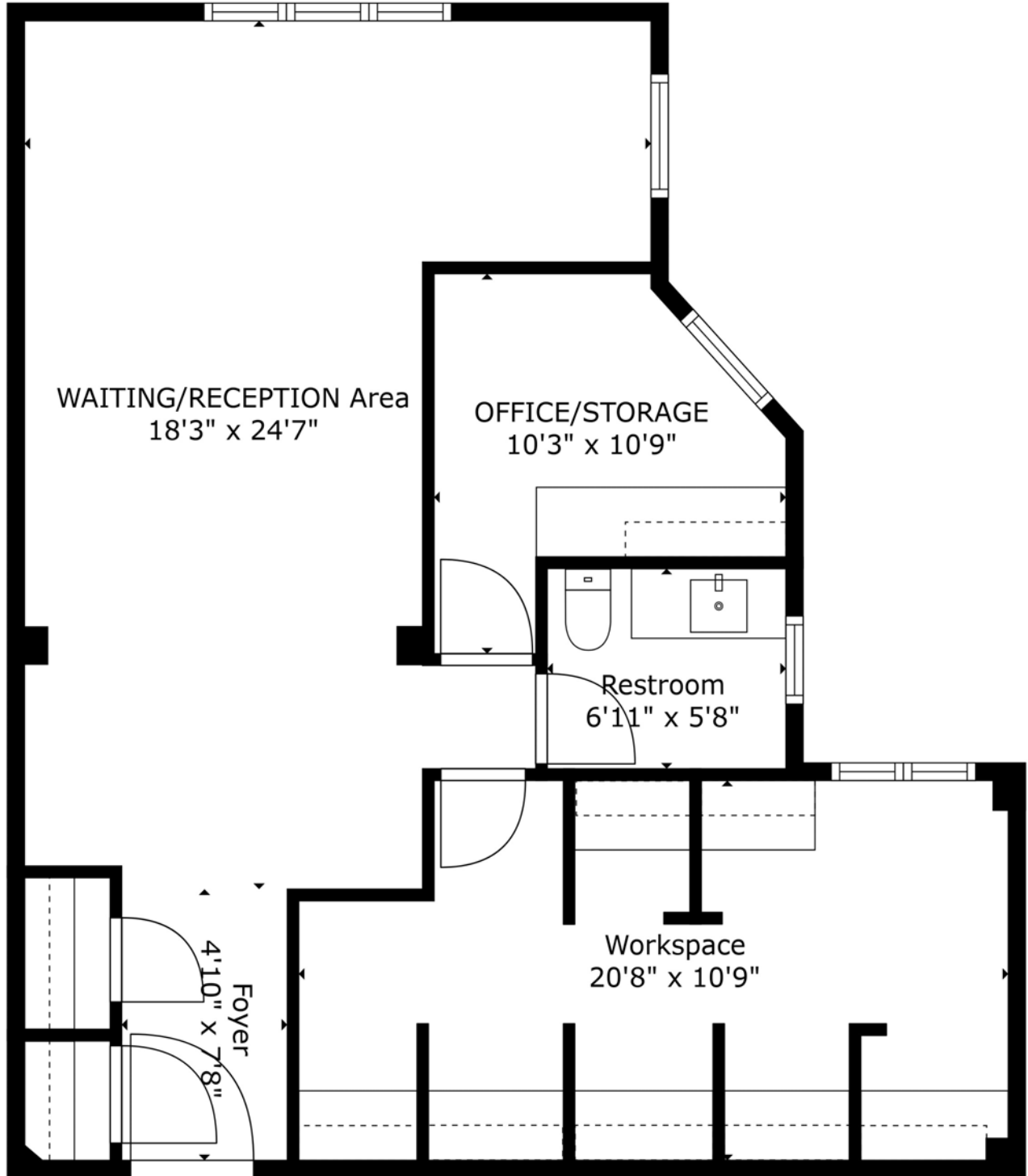


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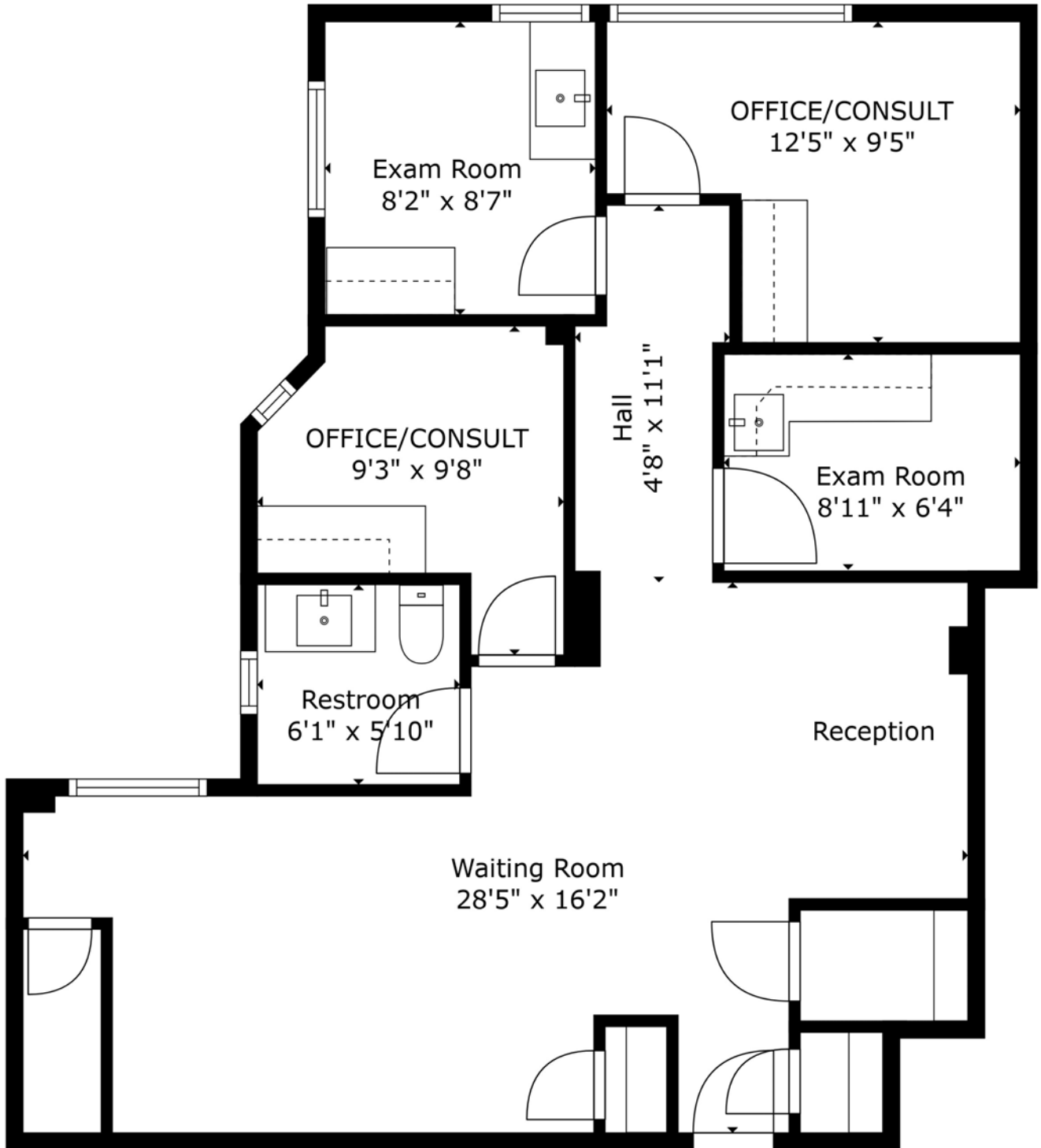


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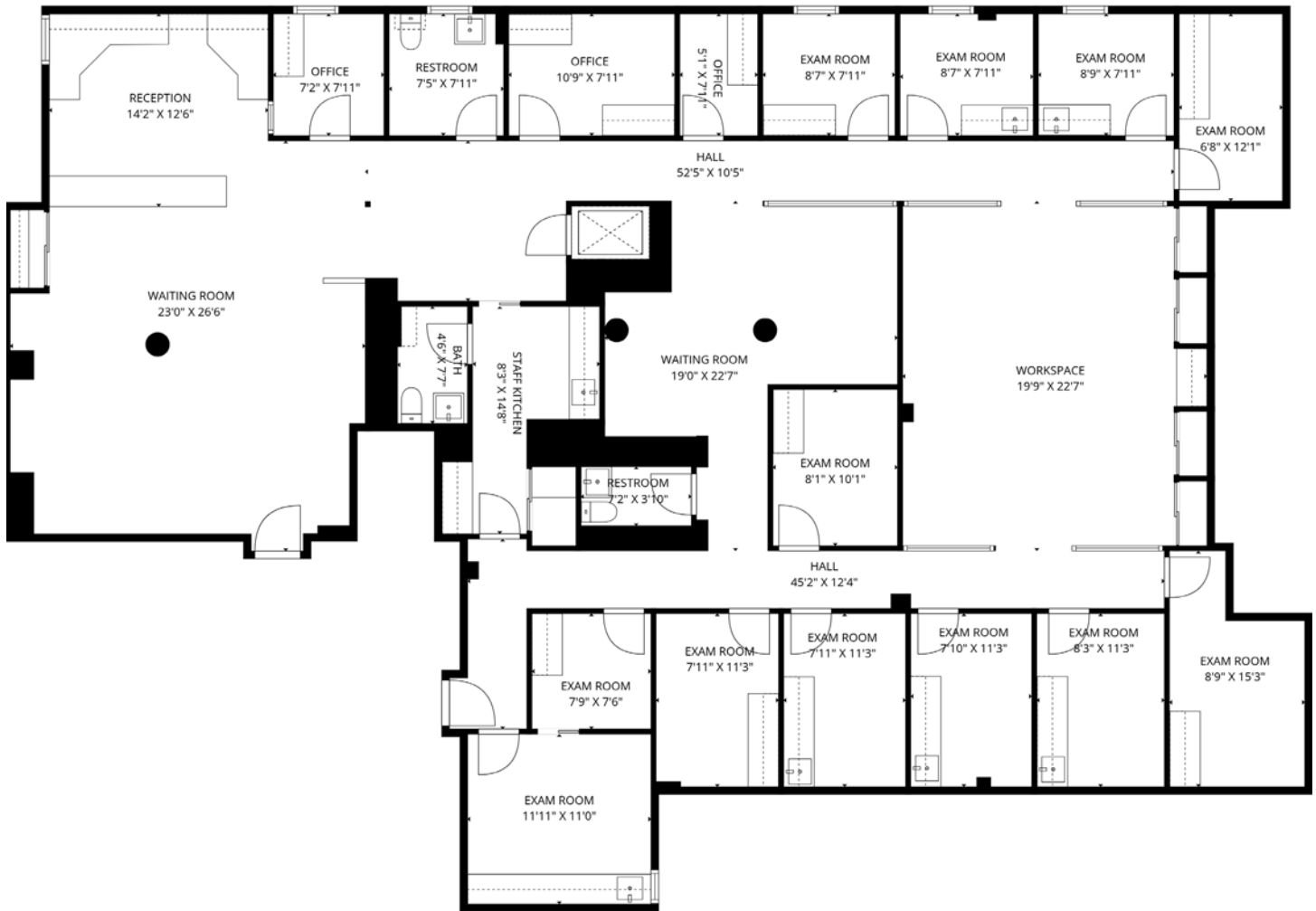


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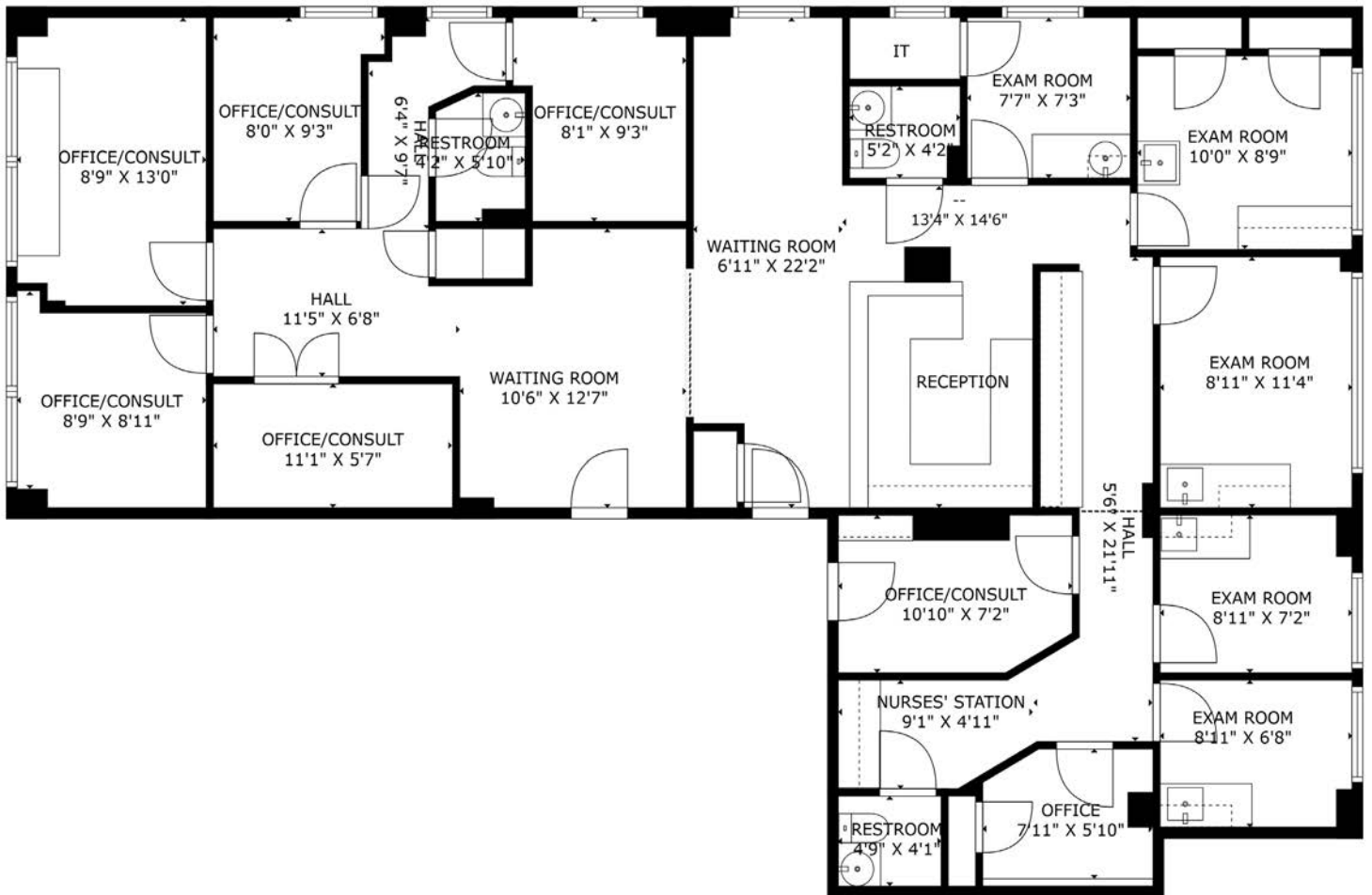
3D RENDERING OF ACTUAL CONDITIONS





3D RENDERING OF ACTUAL CONDITIONS. VIRTUALLY STAGED.

1B/1C/1D FLOOR PLAN

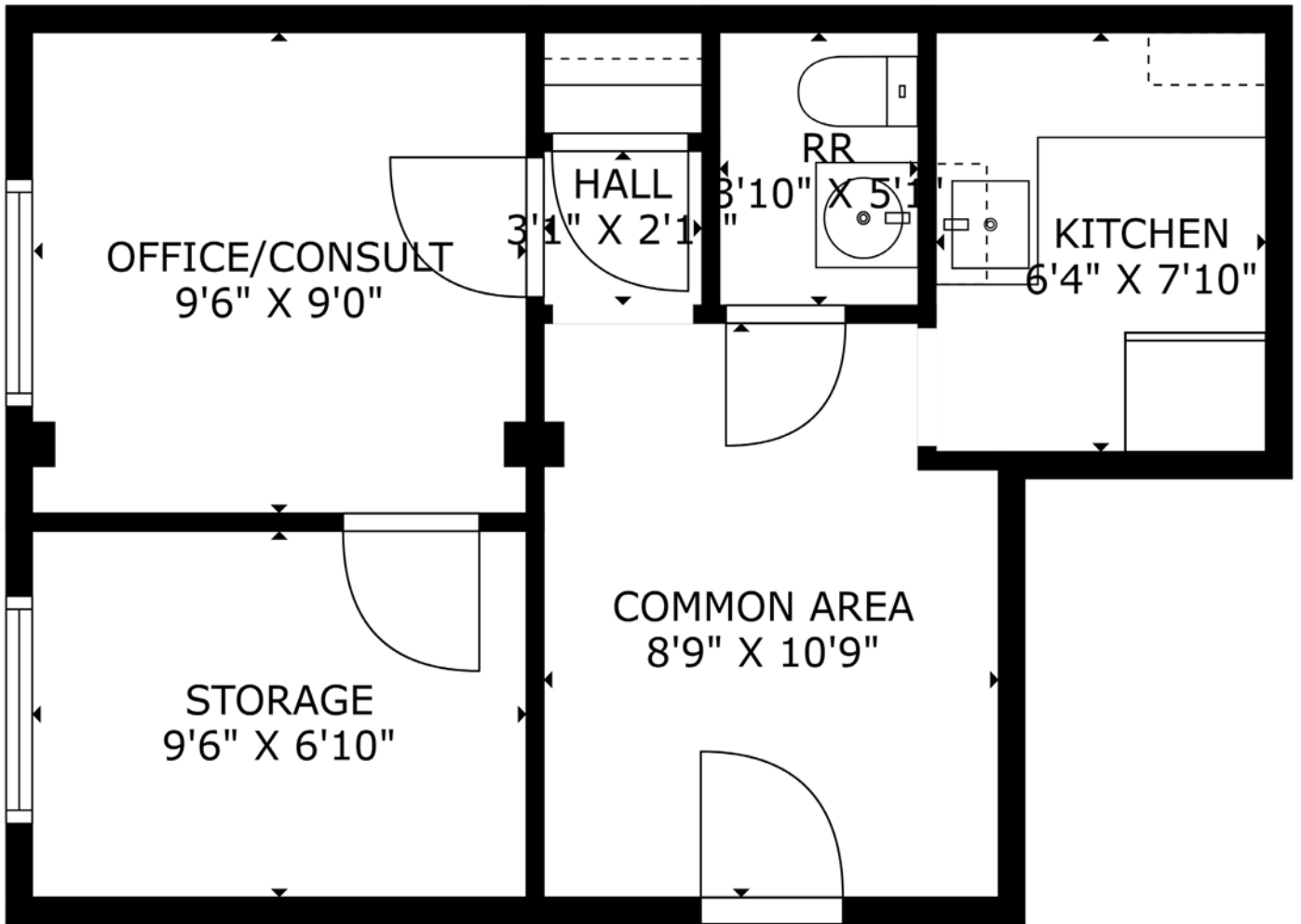


109-33
71st ROAD

1B/1C/1D FLOOR PLAN



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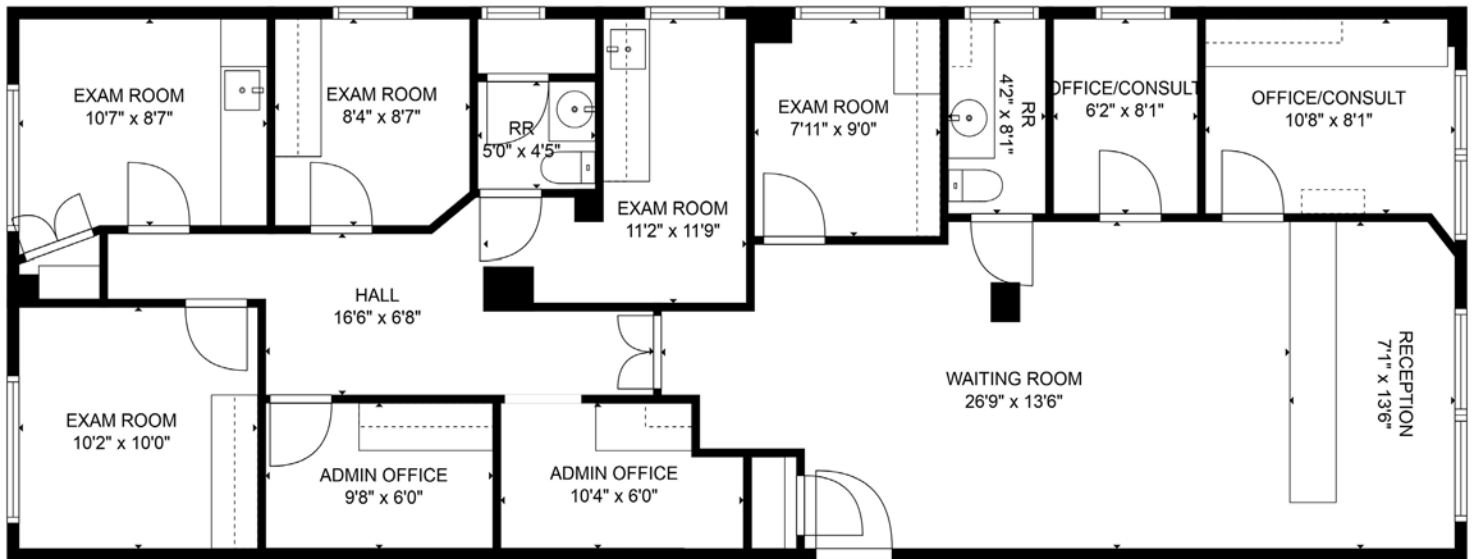


109-33
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1G FLOOR PLAN



3D RENDERING OF ACTUAL CONDITIONS. VIRTUALLY STAGED.



109-33
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2B/2C FLOOR PLAN



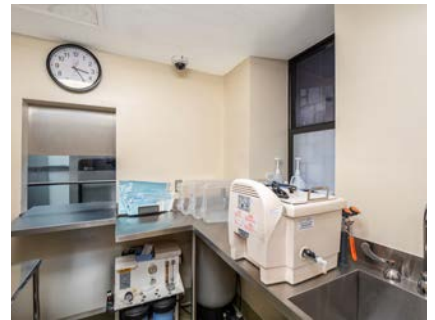
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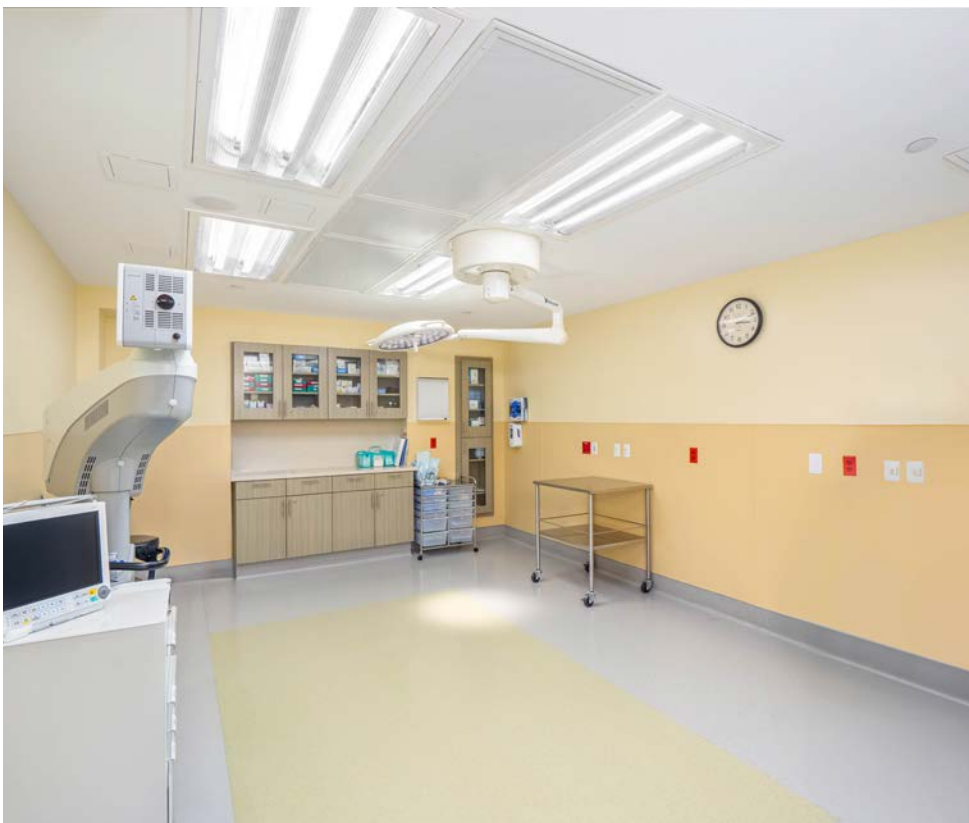
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GALLERIES



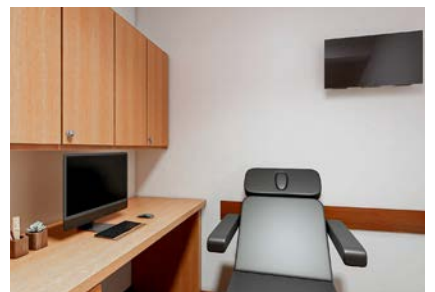
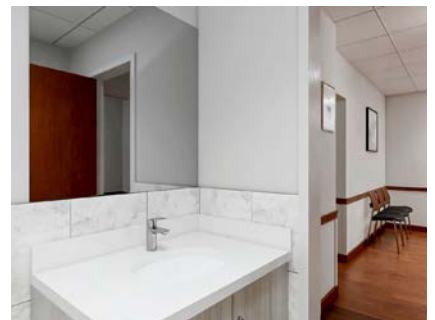
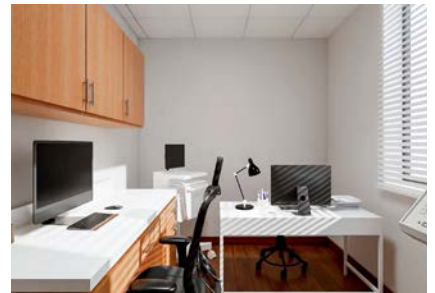
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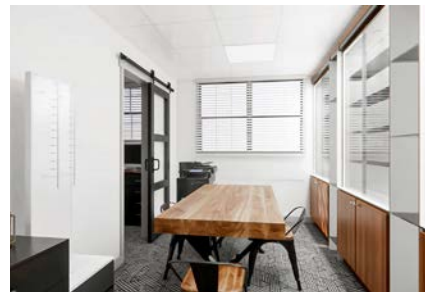
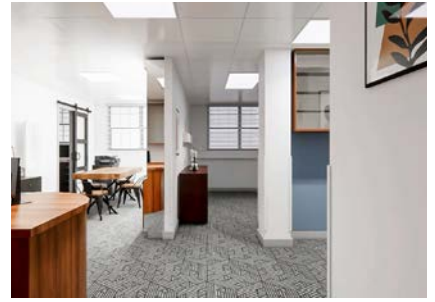






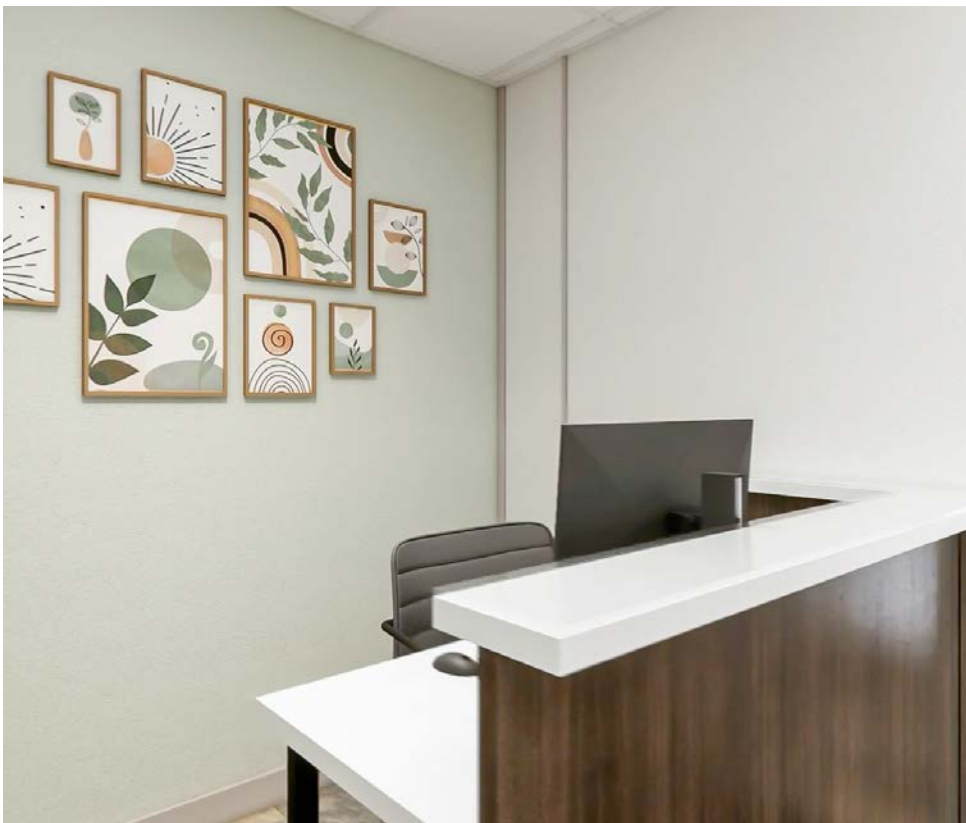
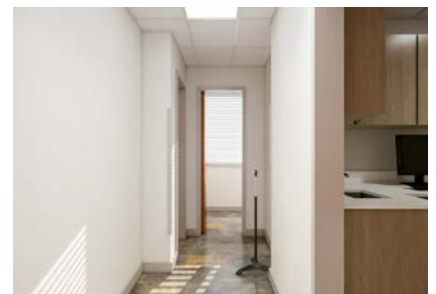
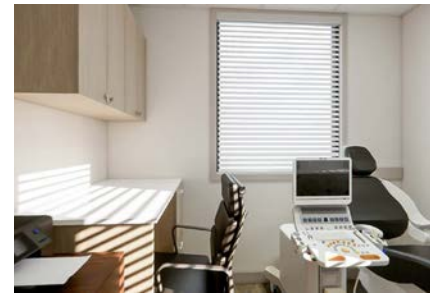
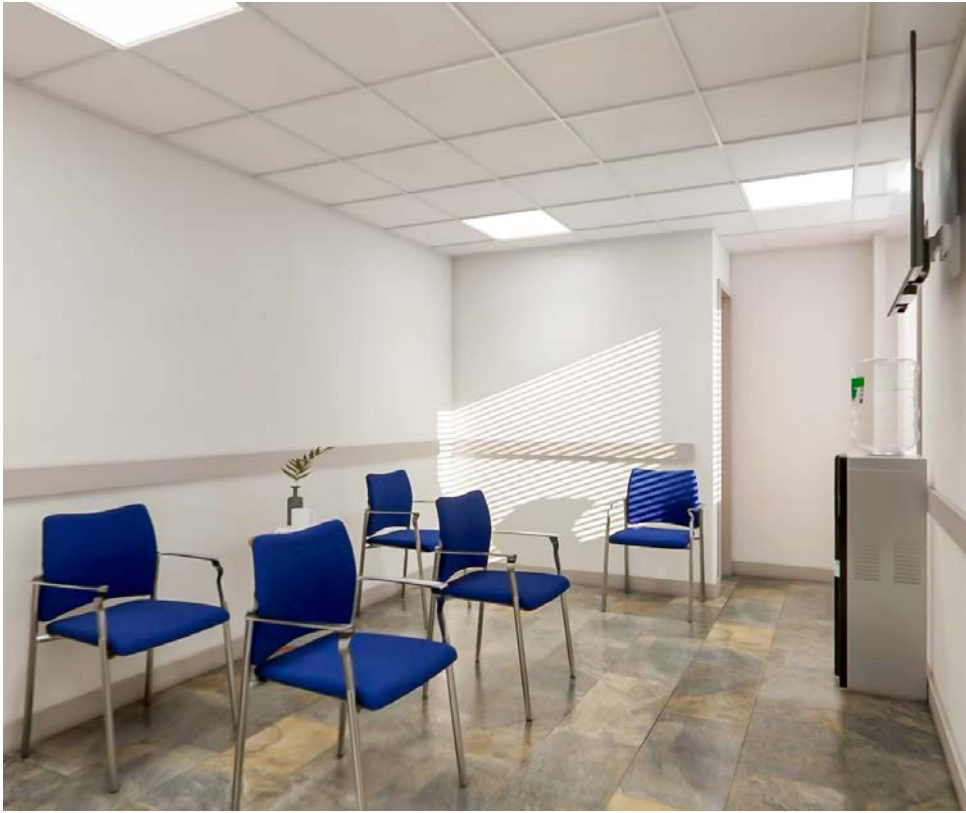


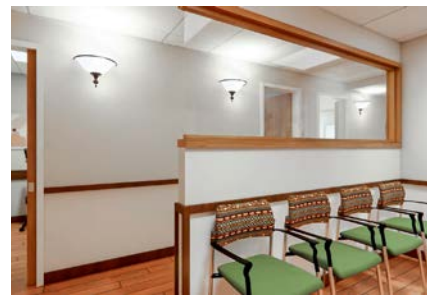


















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HEALTHCARE & COMMERCIAL PROPERTIES

TEAM AT THE CORCORAN GROUP

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