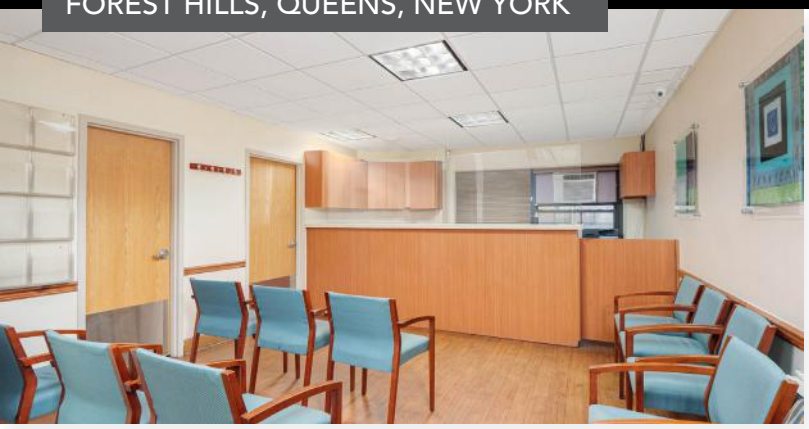
1,348 SF MEDICAL OFFICE CONDO • UNIT 2B2C
AVAILABLE FOR SALE

WEXLER
HEALTHCARE & COMMERCIAL
PROPERTIES
TEAM AT THE CORCORAN GROUP

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





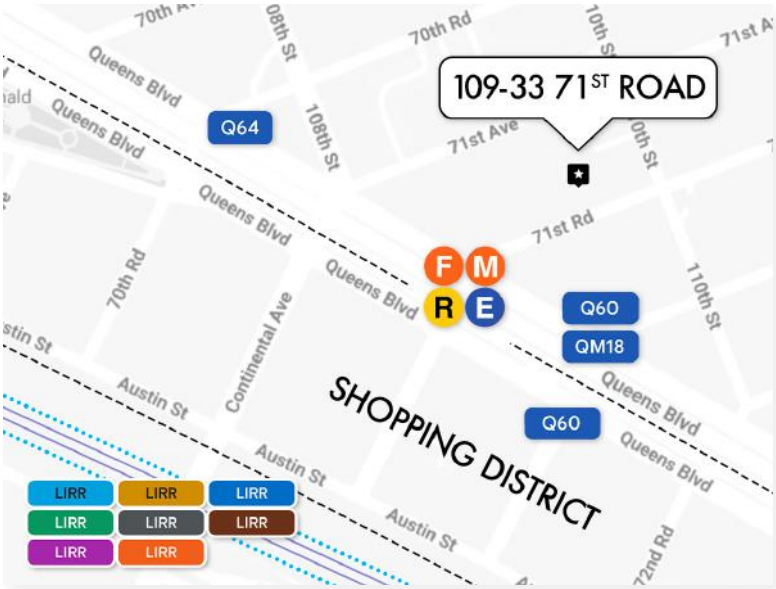


CONVENIENT TRANSPORTATION

- F, M, R, and E Subway Lines
- Q60, Q64, Q23, and QM18 Bus Routes
- Long Island Rail Road

CENTRAL LOCATION

- Proximate to major healthcare institutions
- Dense population



SUMMARY

Wexler Healthcare & Commercial Properties is pleased to present a compelling opportunity featuring a well-located medical office in the densely populated New York City neighborhood of Forest Hills (Queens).

109-33 71st Road offers premier professional space in a high-traffic, pedestrian-friendly area. Situated near Austin Street, the neighborhood's primary retail corridor, this location benefits from a dynamic mix of national retailers, boutique shops, restaurants, and essential services.

LAYOUT

- Waiting Area
- Reception
- Five Exam Rooms
- Two Offices/Consults
- Two Admin Offices
- Two Restrooms

DETAILS

Approximate Size	1,348 SF
CC/Maintenance Fees	$1,078/Month
Real Estate Tax	$8,036 Year
Unit Type	Condo
OFFERED AT:	INQUIRE

KURT HEROLD
LIC. ASSOCIATE RE BROKER

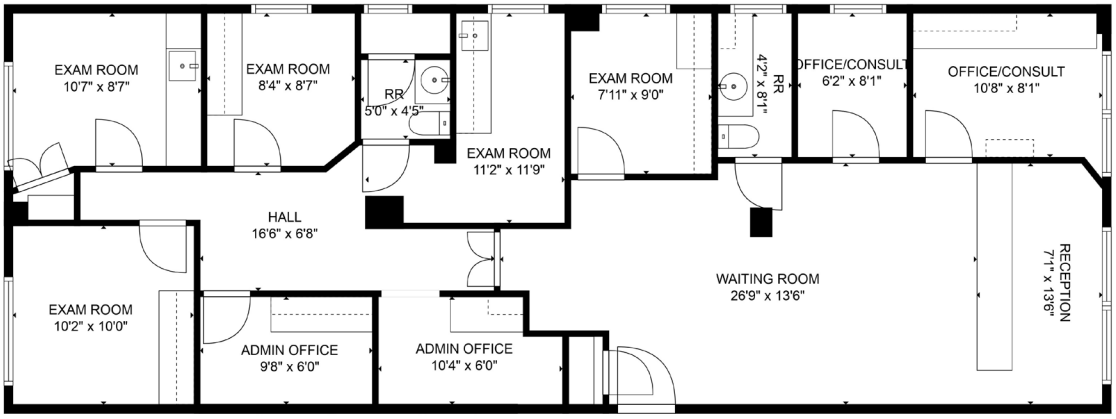
917.721.1000
Kurt.Herold@corcoran.com

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FLOOR PLANS
AVAILABLE FOR SALE

WEXLER
HEALTHCARE & COMMERCIAL
PROPERTIES
TEAM AT THE CORCORAN GROUP

CURRENT CONDITIONS



3D RENDERING



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

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