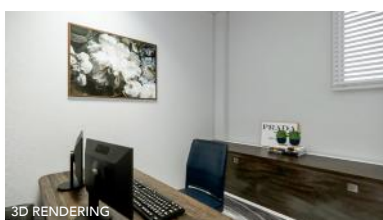


700 SF MEDICAL OFFICE CONDO • UNIT 1M AVAILABLE FOR SALE

WEXLER
HEALTHCARE & COMMERCIAL
PROPERTIES
TEAM AT THE CORCORAN GROUP

3130 GRAND CONCOURSE
BEDFORD PARK, BRONX, NEW YORK

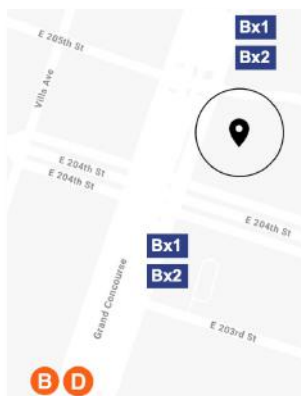


CONVENIENT TRANSPORTATION

- 4, B and D subway lines
- Bx1 and Bx2 B4 bus routes

CENTRAL LOCATION

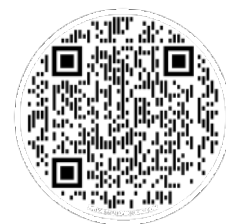
- Concentration of hospitals supports steady demand for ancillary medical services
- Dense population



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 Bedford Park in the Bronx.

This large, well-maintained medical office condo, features a layout of approximately 700 square feet.



LAYOUT

- Waiting Area
- Three Offices/Consults
- Restroom
- Conference Room
- Two Closets

DETAILS

Approximate Size 700 SF

CC/Maintenance Fees \$1,276/Month

Real Estate Tax \$5,490/Year

Unit Type Condo

OFFERED AT: INQUIRE

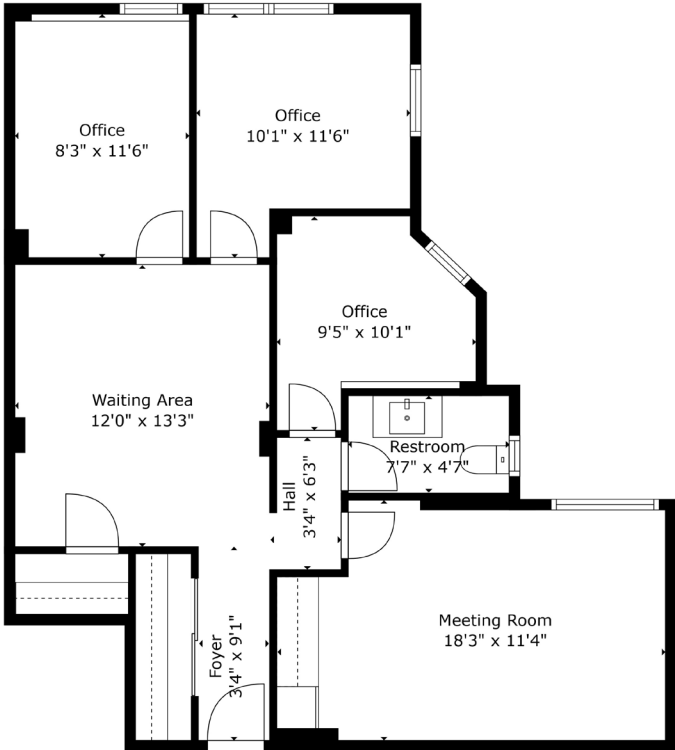
KURT HEROLD
LIC. ASSOCIATE RE BROKER

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FLOOR PLANS
AVAILABLE FOR SALE

CURRENT
CONDITIONS



3D RENDERING



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

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