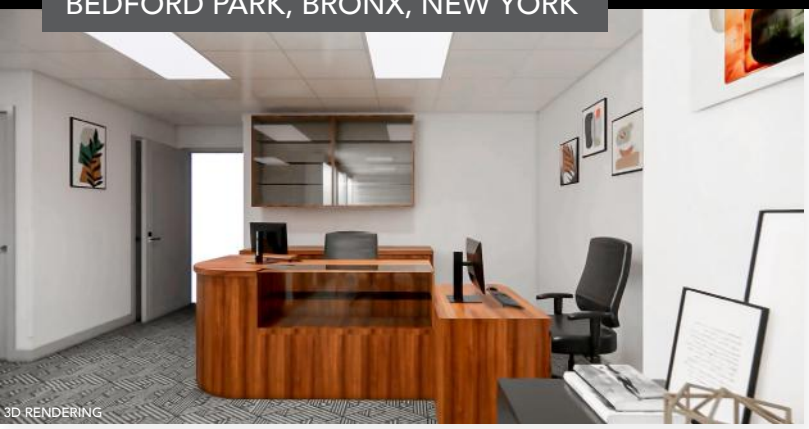
1,300 SF MEDICAL OFFICE CONDO • UNIT 1P
AVAILABLE FOR SALE

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 1,300 square feet.

LAYOUT

- Large Waiting Area
- Reception
- Product Gallery
- Two Exam Rooms
- Office/Consult
- Open Workspace
- Two Restrooms
- Four Closets

DETAILS

Approximate Size	1,300 SF
CC/Maintenance Fees	$1,992/Month
Real Estate Tax	$8,573/Year
Unit Type	Condo
OFFERED AT:	INQUIRE

KURT HEROLD
LIC. ASSOCIATE RE BROKER

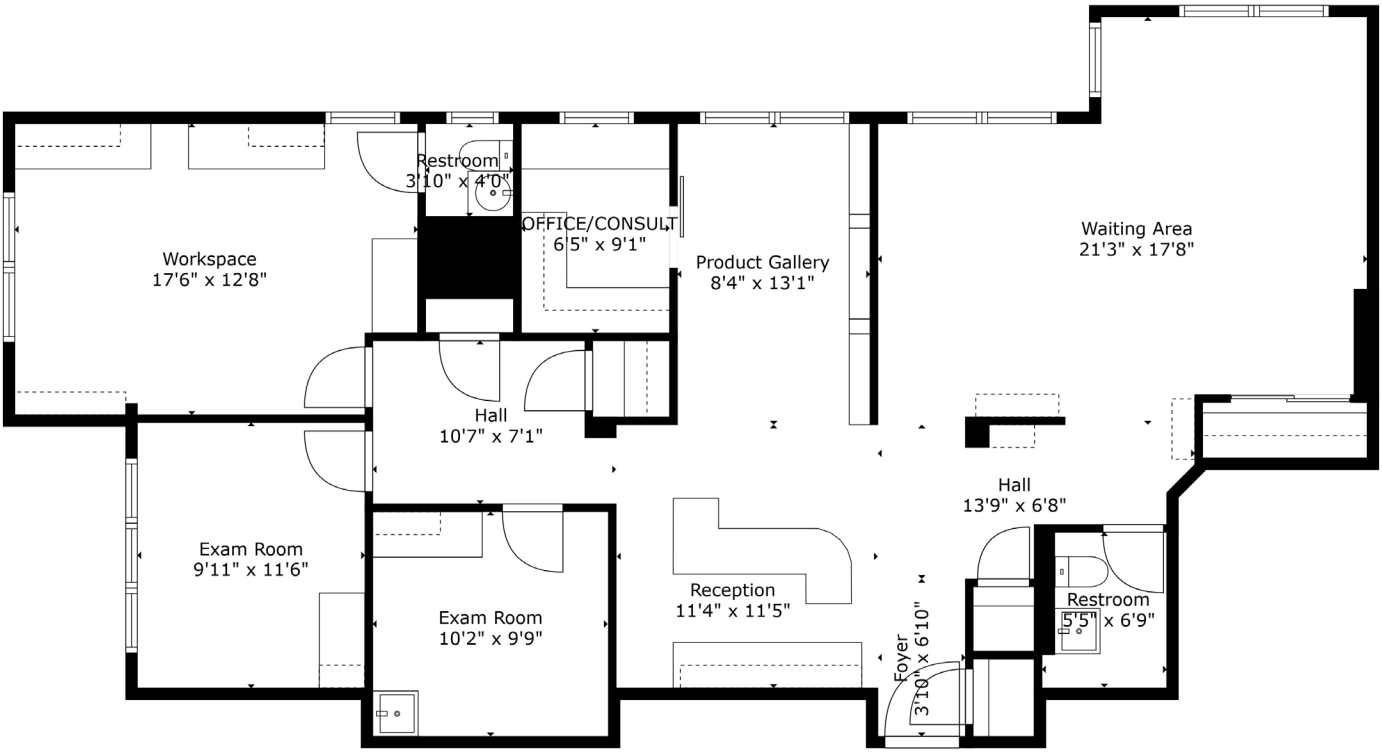
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FLOOR PLANS
AVAILABLE FOR SALE

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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