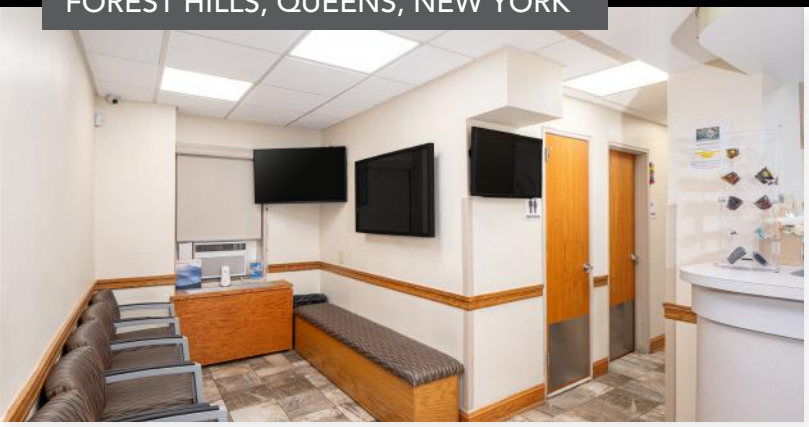
1,715 SF MEDICAL OFFICE CONDO • UNIT 1BCD
AVAILABLE FOR SALE

WEXLER
HEALTHCARE & COMMERCIAL
PROPERTIES
TEAM AT THE CORCORAN GROUP

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





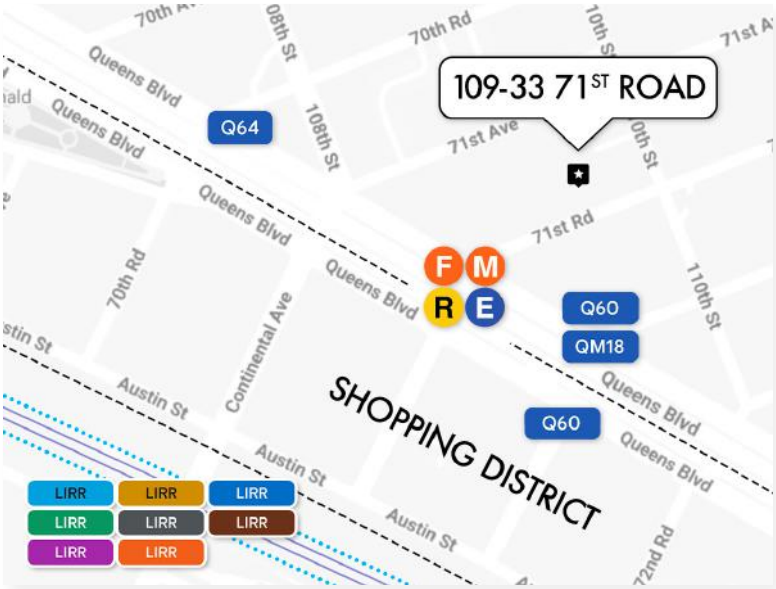


CONVENIENT TRANSPORTATION

- 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

- Two Waiting Areas
- Reception
- Five Exam Rooms
- Six Offices/Consults
- Admin Office
- Nurses' Station
- Three Restrooms

DETAILS

Approximate Size	1,715 SF
CC/Maintenance Fees	$1,371/Month
Real Estate Tax	$10,222 Year
Unit Type	Condo
OFFERED AT:	INQUIRE

KURT HEROLD
LIC. ASSOCIATE RE BROKER

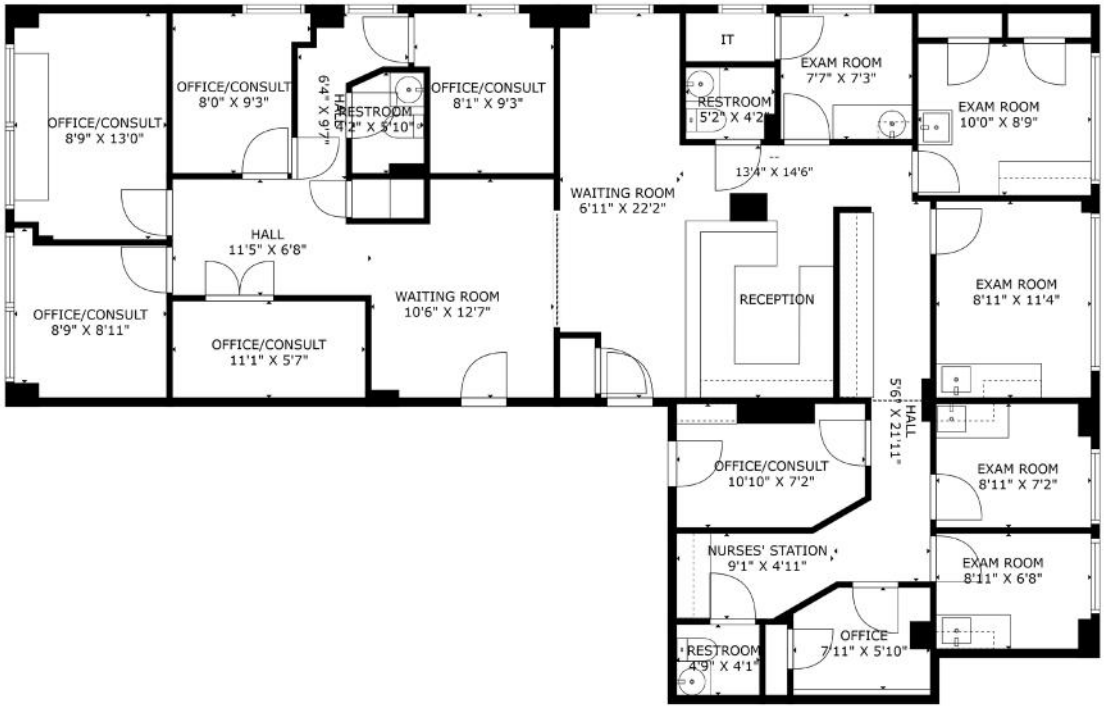
917.721.1000
Kurt.Herold@corcoran.com

Real estate agents affiliated with The Corcoran Group are independent contractors and are not employees of The Corcoran Group. Equal Housing Opportunity. The Corcoran Group is a licensed real estate broker located at 590 Madison Ave, NY, NY 10022. All information furnished regarding property for sale or rent or regarding financing is from sources deemed reliable, but Corcoran makes no warranty or representation as to the accuracy thereof. All property information is presented subject to errors, omissions, price changes, changed property conditions, and withdrawal of the property from the market, with or without notice.

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.

Real estate agents affiliated with The Corcoran Group are independent contractors and are not employees of The Corcoran Group. Equal Housing Opportunity. The Corcoran Group is a licensed real estate broker located at 590 Madison Ave, NY, NY 10022. All information furnished regarding property for sale or rent or regarding financing is from sources deemed reliable, but Corcoran makes no warranty or representation as to the accuracy thereof. All property information is presented subject to errors, omissions, price changes, changed property conditions, and withdrawal of the property from the market, with or without notice.