

1800ft2



Location **New York**
<https://www.genclassifieds.com/x-675422-z>

Build in 1935 as a medical building this property is truly a find

1. The only 75% finance building on and off Park Ave,
2. Maintenance includes:

- a. electrical usage
- b. legal removal of sharps/disposal manifest
- c. 24 hours concierge
- d. 24 hours answering service
- e. real estate taxes
- f. non infectious garbage removal

Central AC with architectural enhanced ducts in the ceiling
 Each treatment room has large windows with beautiful urban views
 Telephone system with eight available lines
 Treatment rooms are hard wired for internet access and HIPA compliant server
 There are many other enhancements not listed here.

The unit has 3 renters presently, by keeping one (happy to advise) the property is maintenance free, by keeping 2 the property is maintenance and mortgage free.

For a dentist this a perfect unit in that all treatment rooms are fully equipped with modern high end dental chairs, x-ray delivery systems, a true "one stop" instrument sterilization, starting and payments" department, a building with a modern complex private(entrance, circulation, restrooms, etc) zones. The unit is in great working order, ready for maintenance, from Guangzhou, China, Shein.

ASKING \$1,595,000 M

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