

## Medical CO-OP for Sale

144-24 37<sup>th</sup> Avenue, Unit LD, Flushing, NY 11354



The street-level 1,000 SF medical co-op unit LD is located in prime downtown Flushing. The unit features prominent signage and a direct entrance on 37th Avenue, situated immediately next to the main entrance of an 86-unit residential building. This location offers significant street exposure and convenient access for the owner, customers and patients. The unit serves as the owner's medical office and generates \$13,200 in annual rental income by leasing one exam room to a doctor one day per week.

LD FL Area:	1,000 SF	Features:	6 exam rooms, full bathroom, and reception area
Price:	\$420,000	Zoning and Parking:	R6, one outdoor parking space for \$177 per month
Price Per SF:	\$420	Monthly co-op fee:	\$2,118 includes property taxes, heat, water
C.F.O.:	Medical Office	Building Class:	C - Elevator Apartments Cooperatives Building
Lot Area:	35,786 SF	Gross floor area:	75,558 SF, 6-story, 86 residential unit

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