

# DYN REALTY

Industrial & Commercial Real Estate

Medical Office for Sale

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



This 1,000 SF medical CO-OP Unit LD is located in prime downtown Flushing. This bright, street-level 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 customers and patients. The unit currently 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:	\$390,000	Zoning and Parking:	R6, one outdoor parking space for \$177 per month
Price Per SF:	\$390	Monthly coop fee:	\$2,118 includes 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

Tony Y. Dong

Licensed Real Estate Broker

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