



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.

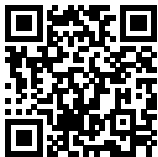
The unit has 3 renters presently, by keeping one (happy to advise) the property is maintenance free, by keeping 2 the property is maintenance and mortgage free.

For a dentist this a perfect unit in that all treatment rooms are fully equipped with modern high end dental chairs high delivery systems a true "one stop" instrument service, starting components" service
 services in a building that earned commercial grade/entire renovation works in zones
 The unit is in great working order, regularly maintained by team Guarni Jerry Shein.
 Please contact midline



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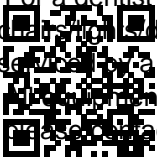
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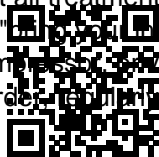
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