



COMMERCIAL REAL ESTATE

Medical Office Condo

3 School St. #202 Glen Cove, NY 11542

ASKING PRICE: \$440,000



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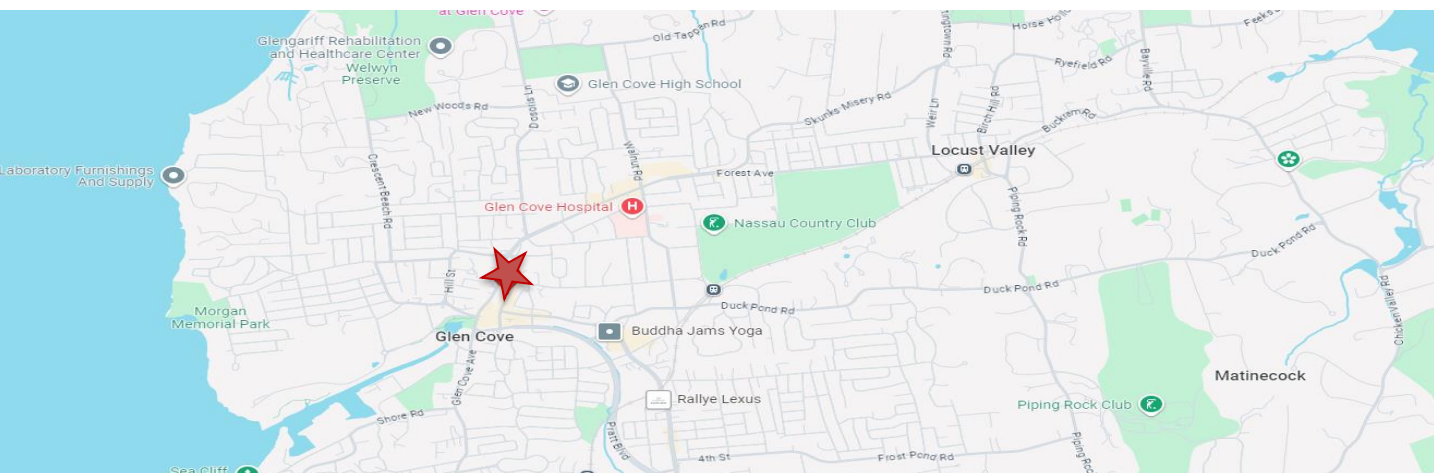
PROPERTY NARRATIVE

ERG Commercial Real Estate is pleased to present a medical office condo in prime Glen Cove. Already built out for dental use, this second-floor condo is ready for an owner user who is looking for a cost-effective approach for their new practice.

This condo is equipped with 3 spacious exam rooms, office/consult room, bathroom, smaller x-ray room, utility/storage room, break/lunch area, and a comfortable waiting room. All which total 1,616 SF. With the open floor plan design, suite 202 has the flexibility to be converted to all kinds of medical and professional uses deemed fit for the new owner.

Building amenities include- updated HVAC, high-speed internet, wide hallways, an elevator, and a free covered parking garage with over 50 spaces providing direct access to the second floor.

Located in the heart of Glen Cove's Central Business District. There is a wide range of local restaurants, small businesses, and RXR's new Village Square luxury apartments & retail center.



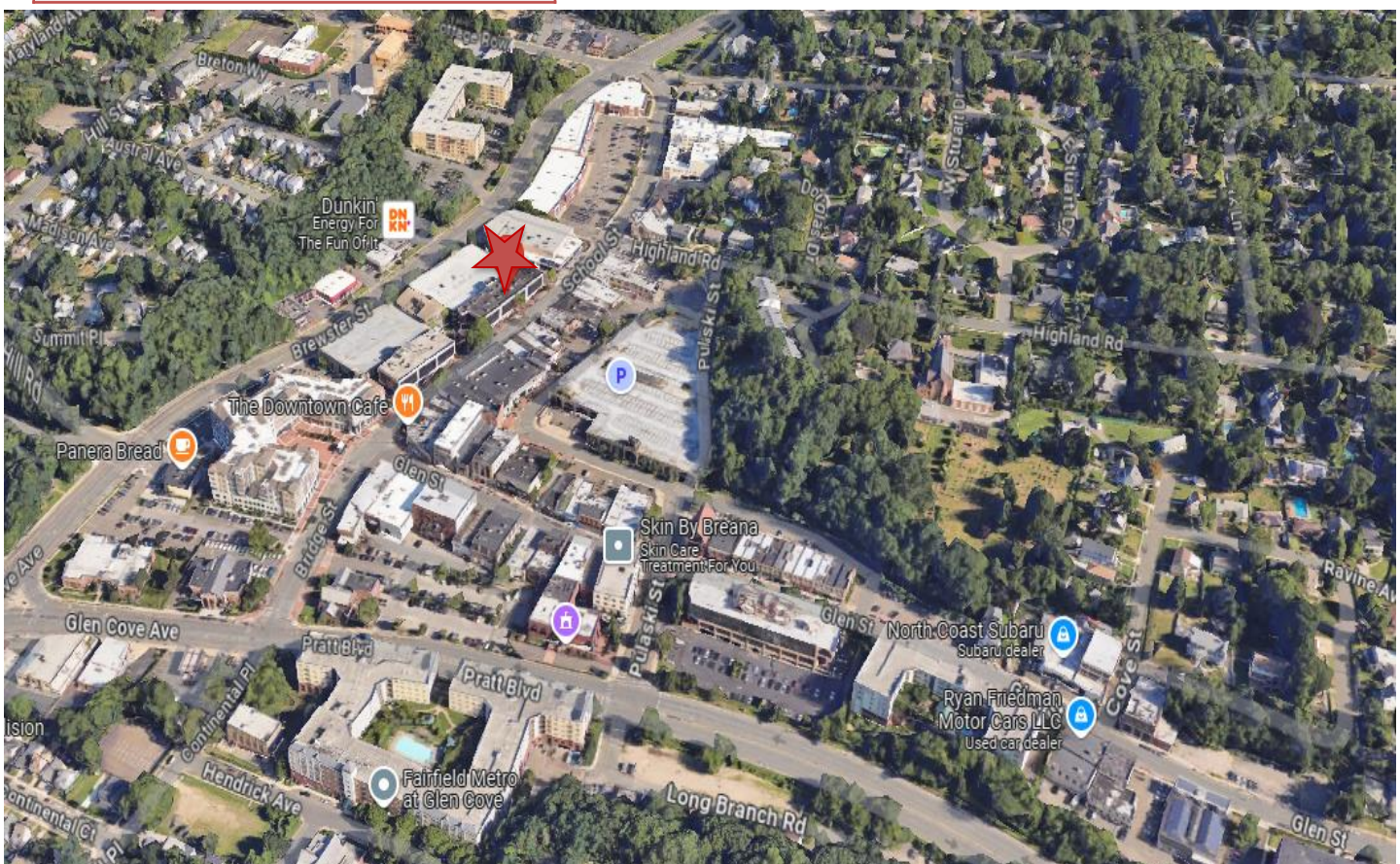
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Property Information

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|---------------------|------------|
| Block & Lot | 85-28 |
| Lot Dimensions | 340' x 75' |
| Lot Size | .57 Acres |
| Building Dimensions | 60'x200' |
| Building Size | 44,824 |
| Year Built | 1986 |
| Zoning | CBD |
| Taxes | \$12,800 |
| CAM | \$7,000 |

PROPERTY HIGHLIGHTS

- ✦ Newly Renovated Luxury Medical Condo
- ✦ Readily available for Dental use
- ✦ Open Floor plan for flexibility
- ✦ 1,616 Square Feet
- ✦ Direct Access To Free Covered Parking
- ✦ Elevator In Building
- ✦ Proximate To Local Restaurants, Business, And Public Transportation.

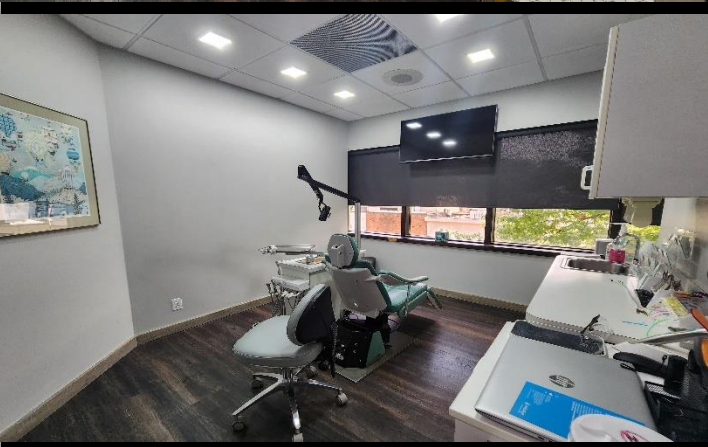
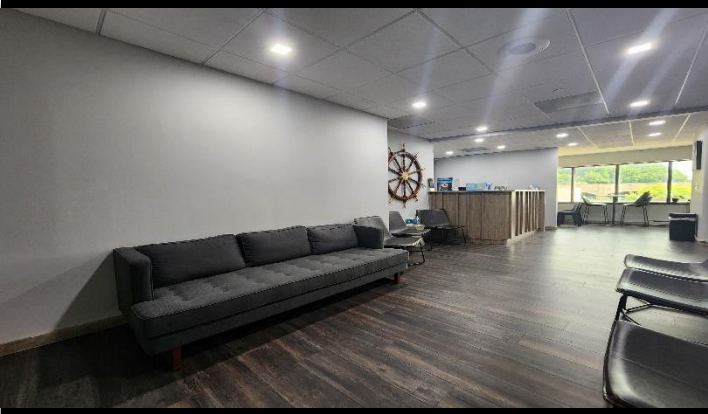


BUILDING PHOTOS



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Condo Photos



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