

FOR SALE

Value Add Medical Office Building

2270 Grand Ave, Baldwin, NY 11510



ASKING PRICE: \$1,950,000



EXCLUSIVELY
PRESENTED BY



Jazib Khan
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PROPERTY NARRATIVE

As exclusive brokers, ERG Commercial Real Estate is proud to represent 2270 Grand ave Baldwin, NY 11510, a multi-tenant office property. Located on Grand Ave, just below the Sunrise Highway next to Baldwin Commons Mall and five minutes away from Baldwin train station. This property is amid a 215 Units residential development site and across from South Nassau community medical building. The property consists of 2 floors, each approximately 4000 SF, and consists of 21 parking spaces. Currently consists of 10 tenants, the entire ground floor is occupied by one medical professional while the upper level is occupied by 9 tenants.

The Upper Floor tenants all have short leases, giving the Perfect OPPORTUNITY to reposition the property with medical tenants or a medical user. Property is well maintained and in great condition.



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PROPERTY INFORMATION

Section Block lot	54/105/434
Lot sqft	15932
Built	1957
Property class	Medical/Office (doctor, dentist, chiropractor or combination of profession)
Taxes	\$65000
Town/city	Hempstead

PROPERTY HIGHLIGHTS

- ◆ Prime area in Baldwin, South Nassau
- ◆ Proximity to Baldwin LIRR, Baldwin Commons Mall, South Nassau community medical building and a 215 Units Residential site.
- ◆ 10 tenants with mtm lease or upcoming lease expiration
- ◆ Owner user eligible
- ◆ Average Daily Traffic count for Sunrise highway and Grand ave: 43495 & 22465 respectively



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PROPERTY PHOTOS



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