

PRIME UPPER EAST SIDE
PROFESSIONAL CO-OP OFFICE FOR SALE

**75 EAST END AVENUE
NEW YORK, NY 10028**

Eastside of the Avenue
Between 82nd / 83rd Streets

HELLER

ORGANIZATION

EXCLUSIVE AGENT

PROPERTY INFORMATION

FIRST SALE IN OVER 30 YEARS

APPROX. OFFICE SF: 1,100 SF **(\$720 PSF)**

USE: PROFESSIONAL OFFICE / MEDICAL

FINANCING: 65%

TAX DEDUCTIBILITY: 50%

MONTHLY MAINTENANCE: \$2,400

PARKING: GARAGE IN BUILDING

DESCRIPTION

Professional Co-op office for sale – 1,100 SF with direct street entry as well as 2 additional interior doors providing direct access to the building lobby.

Currently a law office configured with 3 private offices - 2 with large street facing windows, 2 bathrooms - one with shower, interior storage closet and a media/utility closet. Spacious entry/reception area and interior common space for support staff.

Over 20' of street frontage with large street facing windows providing air and light to 2 offices.

Monthly maintenance charges of \$2,400, \$28,800/yr including all taxes, utilities, trash removal and sidewalk snow removal.



SCAN FOR A VIDEO TOUR

HELLER
ORGANIZATION

PRICE REDUCTION \$795,000



EXCLUSIVE AGENT

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STEPHEN WEBER
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OFFICE PHOTOS

STREET ENTRY



ENTRY RECEPTION



CONFERENCE ROOM



COMMON SPACE



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OFFICE PHOTOS

MAIN OFFICE



REAR OFFICE



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FLOORPLAN

75 EAST END AVENUE, COMMERCIAL



SCAN FOR A VIDEO TOUR

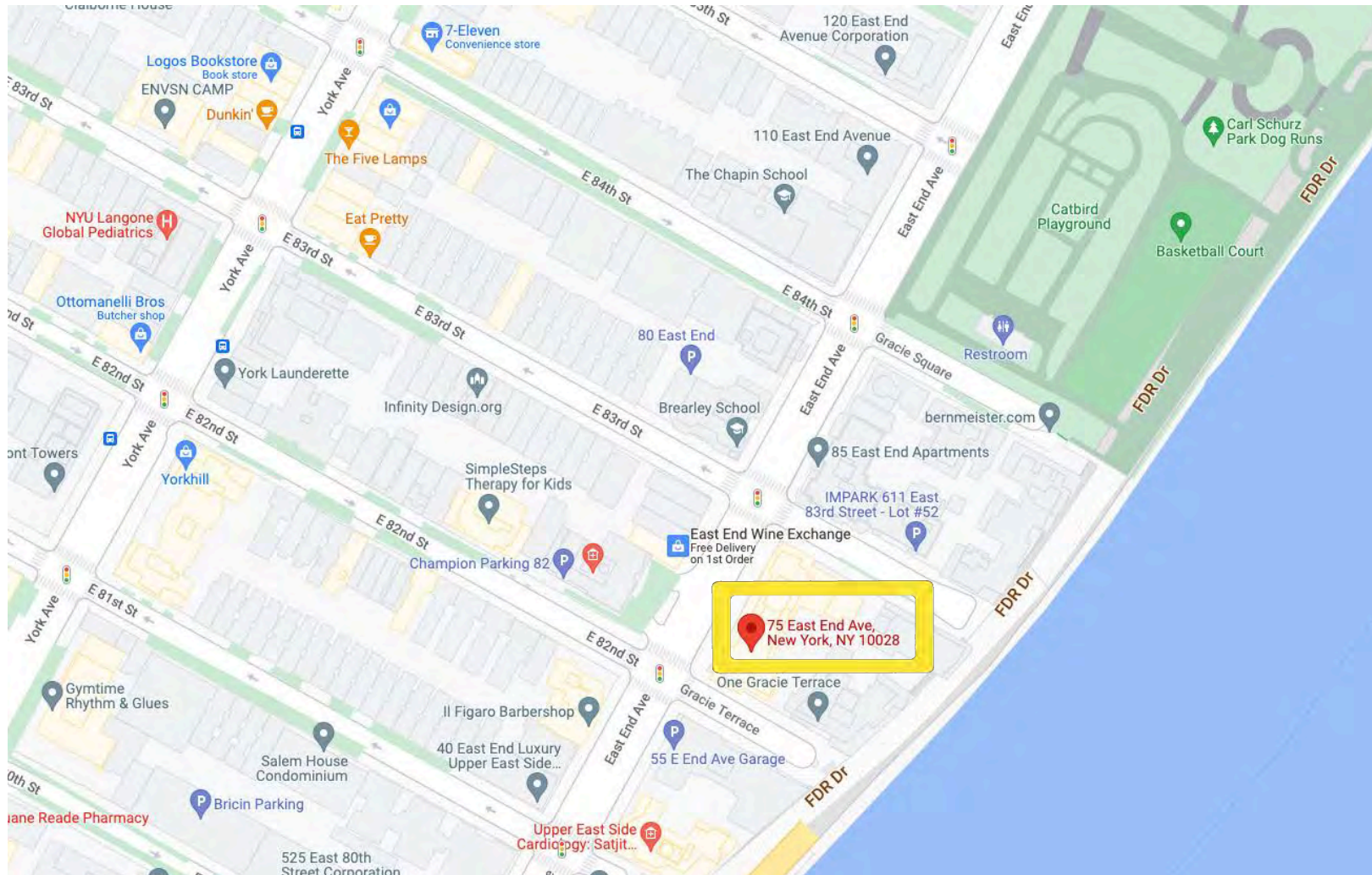
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NEIGHBORHOOD MAP



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