

# EAST HARLEM MEDICAL COOPERATIVE

152 E 118TH STREET, NYC - SOUTH SIDE OF E 118TH ST - BETWEEN LEXINGTON & 3RD AVES.



AS EXCLUSIVE AGENT, WE ARE PLEASED TO OFFER THE FOLLOWING COMMUNITY FACILITY COOPERATIVE FOR SALE OR LEASE:

Size:	Ground Floor:	1,019 Sq. Ft. (Community Facility Use Required)
Frontage:	35 Feet on East 118th Street	
Ceiling Height:	9 Feet 2 Inches	
Possession:	Immediate	
Sale Price:	\$400,000	
Lease Price:	\$3,000 per month	
Estimated CAM:	\$13,274 per annum (includes 421a Real Estate Tax abatement for 25 years)	
Comments:	-- New Construction with bathrooms and HVAC in place -- Across from brand new CUNY School of Social Work and Public Health	

New Street Realty Advisors, LLC

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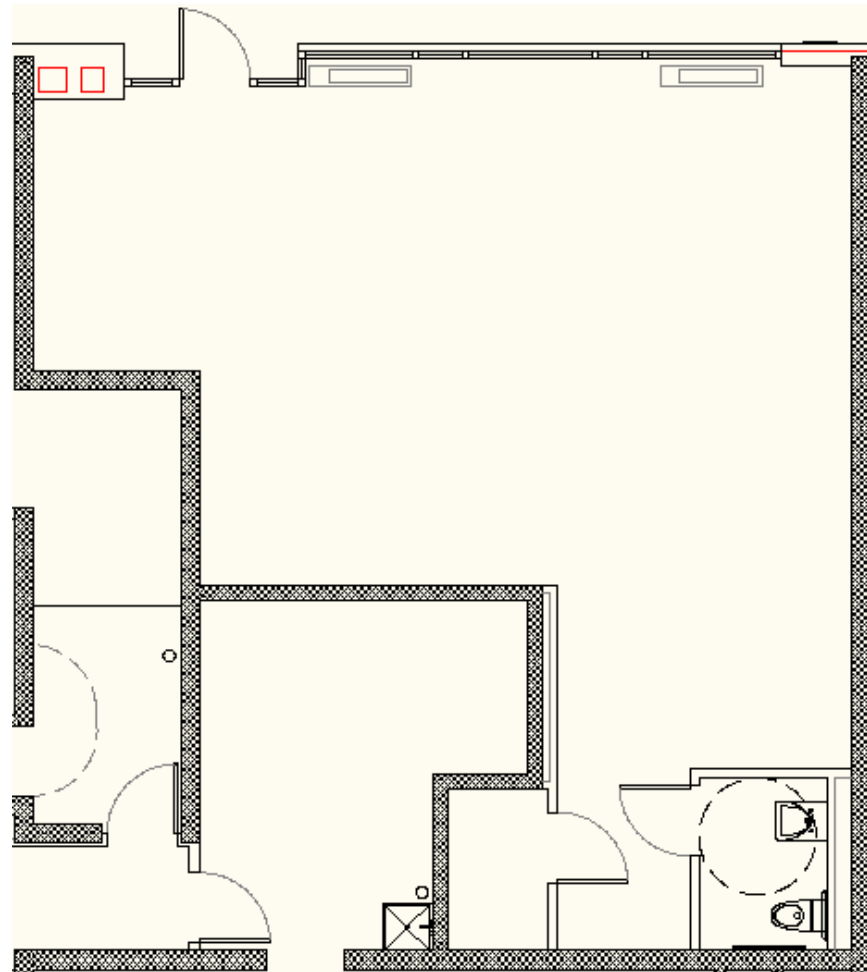
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**NEW  
STREET**  
REALTY ADVISORS

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SOUTH SIDE OF EAST 118TH STREET BETWEEN LEXINGTON AVENUE AND THIRD AVENUE

GROUND FLOOR

East 118th Street



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