

# TURN-KEY OWNER-USER MEDICAL OFFICE FOR SALE

## 64-57 WOODHAVEN BOULEVARD, REGO PARK, NY 11374

### PROPERTY INFORMATION

BLOCK & LOT	3136 / 1
LOT SIZE	51 ft x 74 ft (Approx.)
LOT SF	±3,412 SF
BUILDING SIZE	39 ft x 60 ft (Approx.)
BUILDING SF	±4,680 SF
# BUILDINGS	1
STORIES	2 + Basement
YEAR BUILT	1956
ZONING	R3-1, C2-2
FAR AS BUILT	1.37
MAX FAR	1.00 Commercial
ASSESSMENT (18/19)	\$298,890
RE TAXES (18/19)	\$31,494

### PROPERTY DESCRIPTION

Greiner-Maltz has been retained as exclusive agent to market the sale of 64-57 Woodhaven Blvd, a ±5,000 SF medical office building with on-site parking in Rego Park, Queens. The property provides an excellent turn-key medical office opportunity for an owner-user. The property has been updated with several amenities.

### FEATURES

- Delivered Vacant
- 14 ft Ceilings
- Private Conference Room
- Wheelchair Lift
- Staff Kitchen
- Multiple Bathrooms

### TRANSPORTATION

<1 mile to LIE Entrance/Exit 20, Queens Boulevard, and Metropolitan Avenue.

Direct proximity of the **E F M R** and LIRR trains at 71st/Continental Avenue, as well as both Elmhurst Hospital and Forest Hills LIJ.

### ASKING PRICE

\$2,695,000



### EXCLUSIVE AGENTS

**KOSTAS ALAFOYIANNIS**  
(718) 786-5050  
kostas@greiner-maltz.com

**LEAH CHEN**  
(718) 786-5050  
lchen@greiner-maltz.com

**GREINER-MALTZ**

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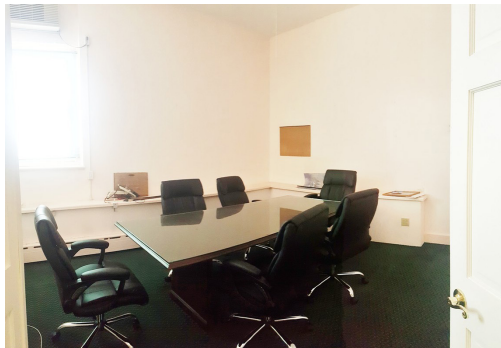
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