

1036 Park Avenue Unit 1A, New York, NY 10028



Executive Summary

Bridge Property Advisors has been exclusively retained to market for sale - 1036 Park Avenue, Unit 1A (the "Unit") located in the heart of Manhattan's Upper East Side.

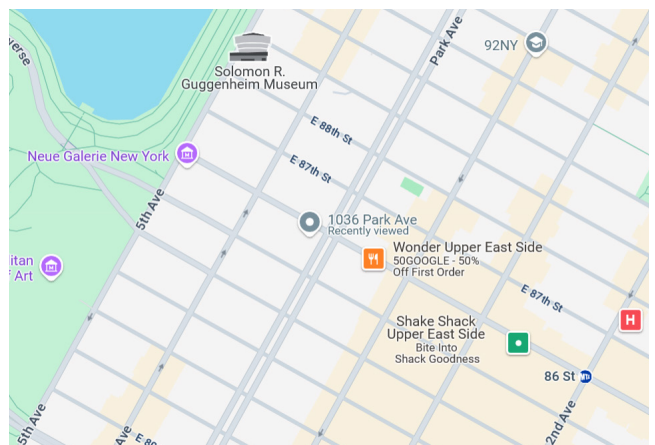
This approximately 1,000-square-foot community facility co-op is currently configured and historically utilized as a medical office. The thoughtfully designed layout features three exam rooms with sinks, two windowed private offices, a spacious reception area, and a private restroom. Notably, the unit benefits from a dedicated private entrance on East 86th Street, providing direct street access and enhanced convenience for patients or clients.

Transportation

- The 86th Street station (4, 5, 6 lines) is just a 2-minute walk (0.1 miles) away, offering express and local service on the Lexington Avenue line.
- The 86th Street station (Q line) is a 9-minute walk (0.4 miles) away, offering express service on the 2nd Avenue line.
- The M86 Select Bus Service (SBS) runs crosstown along 86th Street, with stops at Madison Avenue and Park Avenue, providing convenient east-west transit.

Property Info

Block/Lot:	1497_41
Building Class:	XD4
Unit Size:	Approx. 1,000 SF
Maintenance:	\$3,762 / Monthly
Flip Tax:	2% Paid by Seller
Financing:	50% Maximum



Asking Price: \$750,000

Brian T. Leary
Director
718.906.6660
bleary@bridgepany.com

James O'Neill
Director
718.906.6661
joneill@bridgepany.com

Jidan Kim
Director
718.906.6662
jkim@bridgepany.com

Bridge Property Advisors | 1201 Broadway, Suite 401, New York, NY 10001 | 646.839.2277 | bridgepropertyadvisors.com

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