

Medical Office Condo

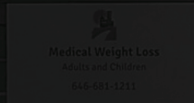
FOR SALE

420 West 23rd Street – Chelsea



HIGHLINE MODERN MEDICINE

Dyan Hes, MD
Pediatrics



Medical Weight Loss
Adults and Children
946-881-1211



ABOUT US



30 YEARS
OF EXPERTISE

NY Top Real Estate Agents

Established in 1998, Broadway Realty is a boutique real estate brokerage company specializing in sales, rentals and a full-service management of high-end apartments. In addition to residential properties, Broadway Realty's commercial deals include: land, retail, offices, medical, hotels and mixed use leases and sales.

OFFICE DETAILS



Turnkey 1,600 sq. ft. medical condo in prime Chelsea on busy West 23rd Street, offering excellent visibility and foot traffic. Beautifully renovated with reasonable common charges and taxes. Ownership provides potential tax advantages compared to leasing. A successful dermatology practice is also available for separate purchase.



**1,600
(SqFt)**



**4 Exam
Rooms**



**Turnkey
Medical Office**

Helpful for Investors

- Elevator Building
- Doorman (if applicable)
- Medical / Professional friendly building

Property Use

- Medical / Professional Office

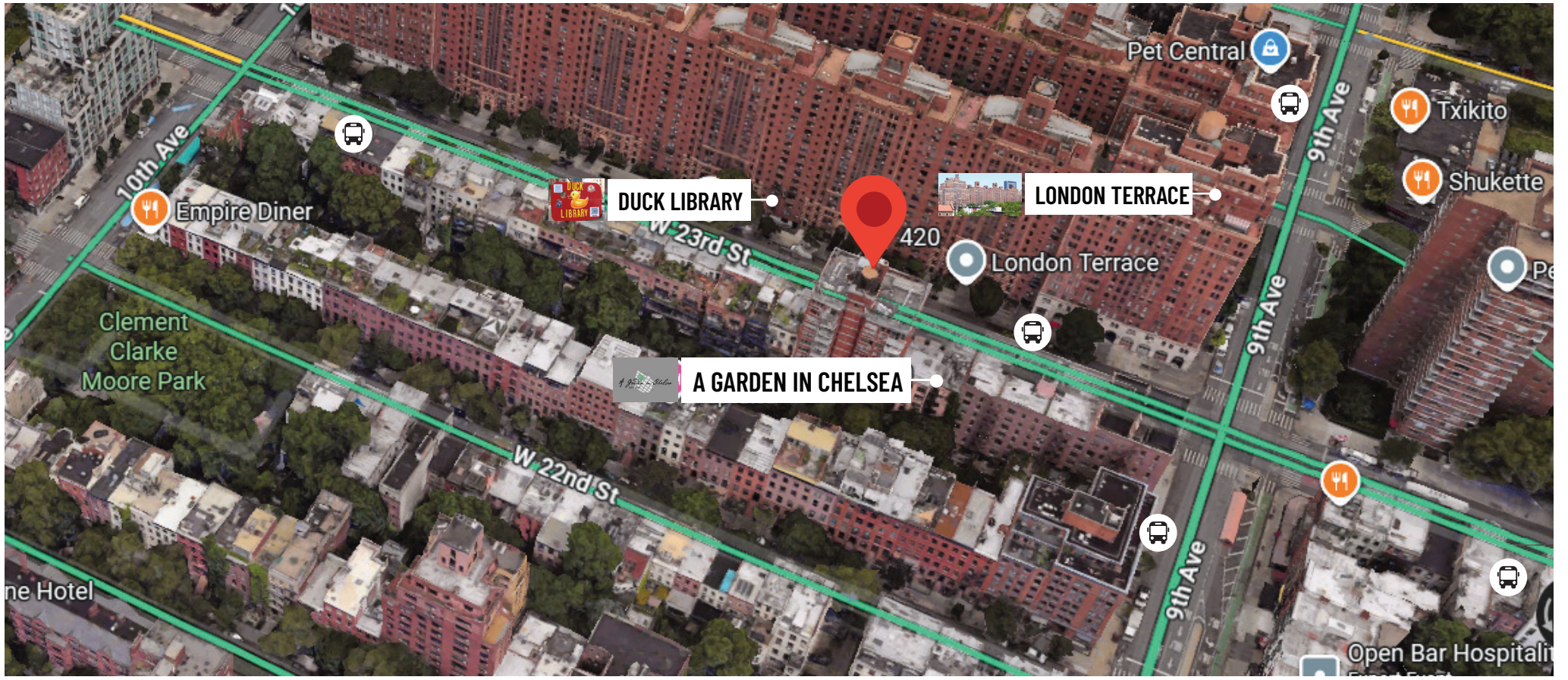
Property Type

- Condominium Unit – Professional Model Type



FINANCIAL DETAILS

- **Price:** \$1,699,000 (\$1,061 / SF)
- **Common Charges:** \$_____
- **Taxes:** \$_____



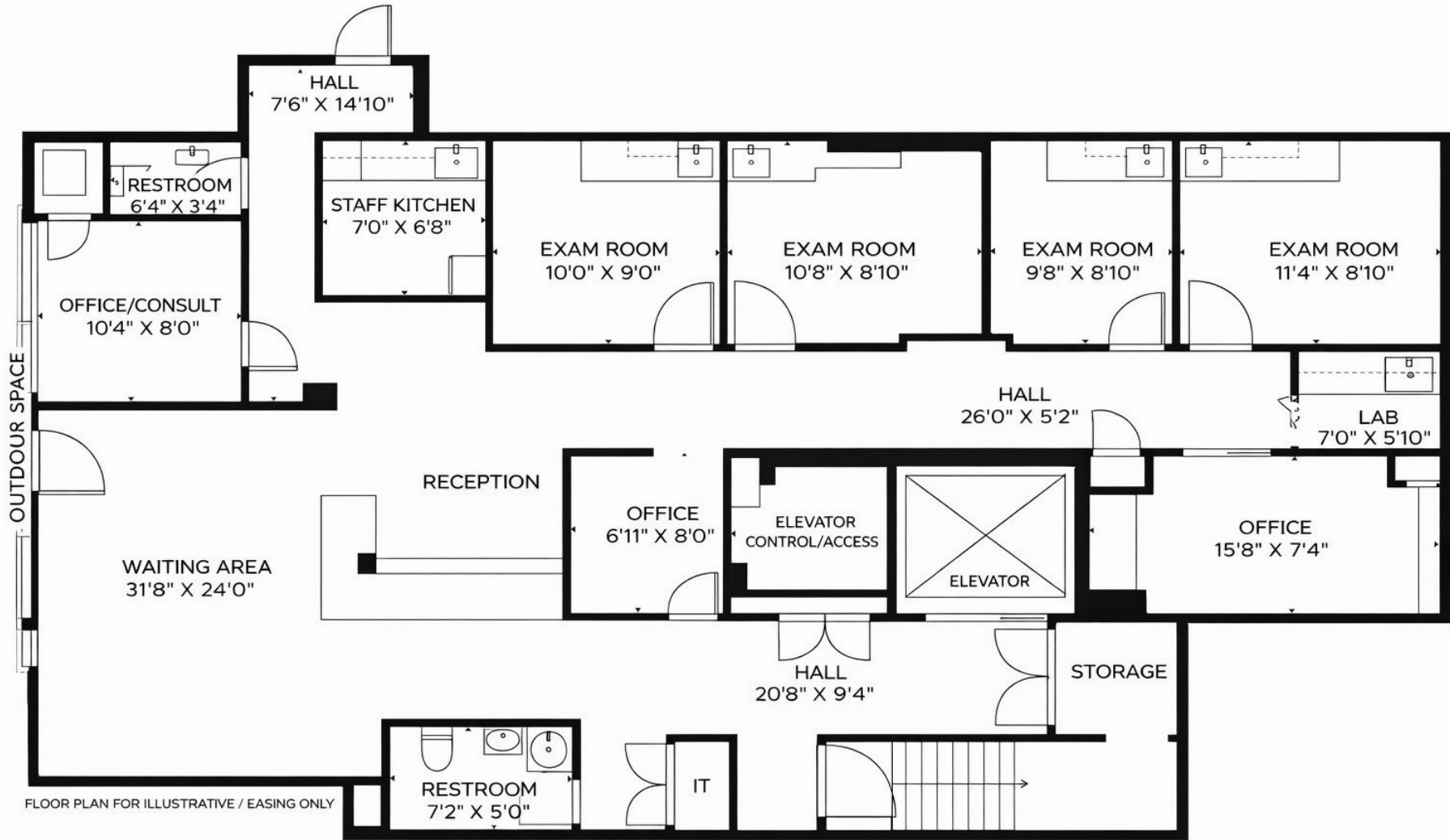
MEDICAL OFFICE SALES COMPARABLES



ADDRESS	NEIGHBORHOOD	SIZE	PRICE	PRICE/SF
420 W 23rd St (Subject)	Chelsea	1,600 SF	\$1,699,000	\$1,062
W 19th St Medical Condo	Chelsea	2,300 SF	\$1,905,000	\$843
727 Sixth Ave	Chelsea	6,000 SF	\$8,150,000	\$1,358
160 7th Ave South	West Village	3,068 SF	\$2,750,000	\$896
25 Central Park West	Upper West Side	1,337 SF	\$1,595,000	\$1,193




FLOOR PLAN





Alexander Bogod

 212-577-2270 ext. 802

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