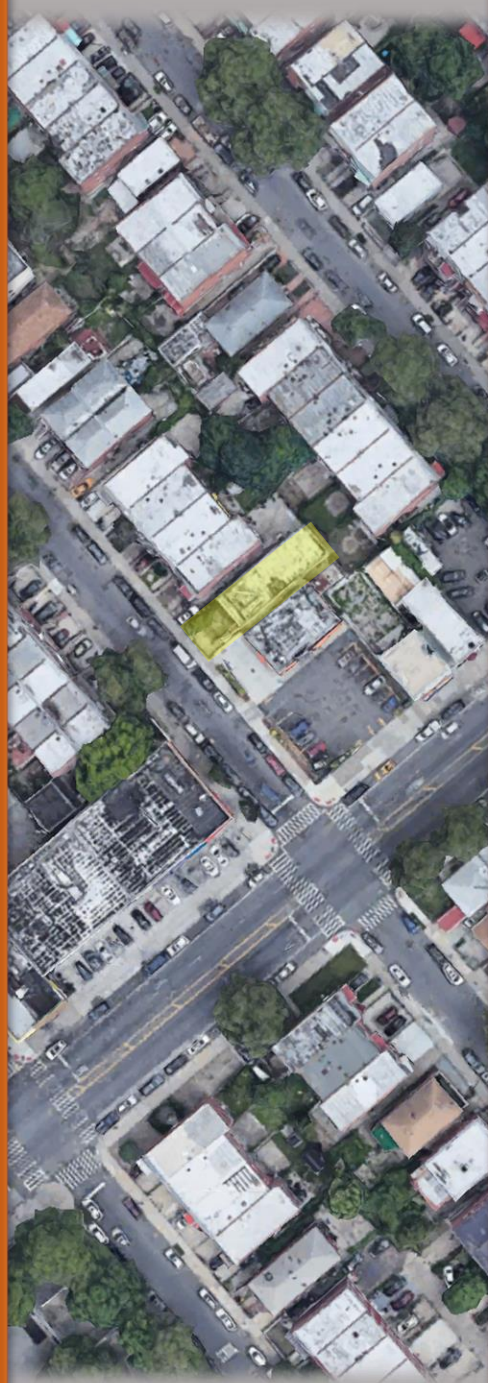


763 E 83rd St. Canarsie, Brooklyn.



- 1850 Sq Ft of Medical Office Space for Rent
- Step down, ground floor, private entrance.
- Open plan, white box, 2 restrooms, closet storage.



Listed with **KW Commercial Realty** by NY/NJ
Licensed Realtor:

Joshua Tedeschi

E: joshtede@kwcommercial.com

C: 551 580-9733



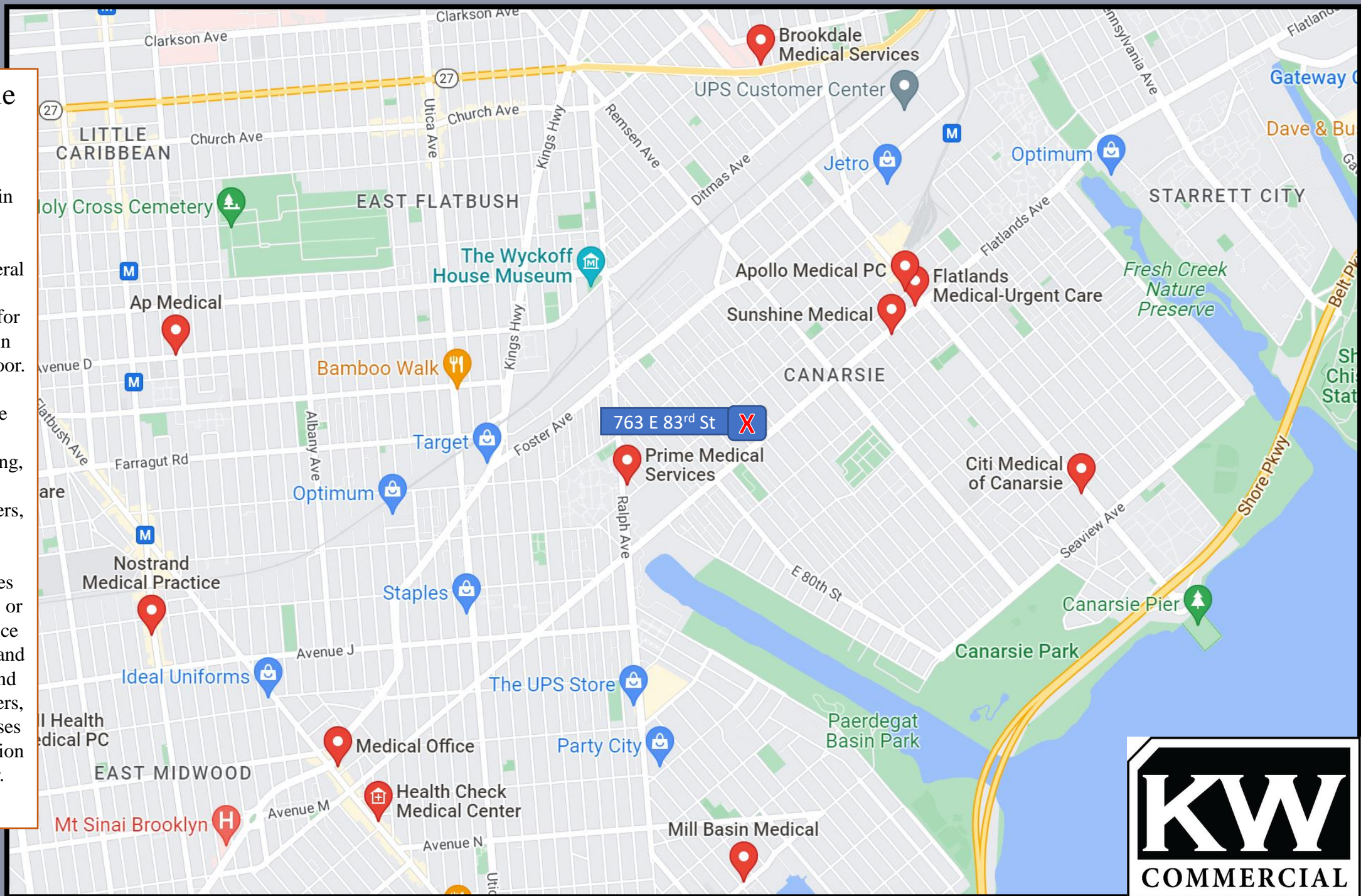
Central Canarsie Location.

Many medical offices in the area.

Dr. August Feola's General Internist practice has thrived at this location for 40 years and remains in service on the second floor.

Specialist practices are welcome as well as Medical services, imaging, cosmetic treatments, licensed therapy providers, etc...

Alternate permitted uses are also welcome: Sales or other professional service office such as financial and legal services, health and wellness treatment centers, counseling, and other uses will be given consideration per zoning and owner.



Private entrance with Independent reception/waiting.



Exam room/closet storage.



2 restrooms.



Open Plan.



R5B General Residence District

22-14 **Use Group 4**

Use Group 4 consists primarily of community facilities that:

- (1) may appropriately be located in *residential* areas to provide recreational, religious, health and other essential services for the residents; or
- (2) can perform their activities more effectively in a *residential* environment, unaffected by objectionable influences from adjacent medium and heavy industrial *uses*; and
- (3) do not create significant objectionable influences in *residential* areas.

Those open *uses* of land which are compatible with a *residential* environment are also included.

A. *Community facilities*

Ambulatory diagnostic or treatment health care facilities¹, limited to public, private, for-profit or not-for-profit medical, health and mental health care facilities licensed by the State of New York, or a facility in which patients are diagnosed or treated by health care professionals, licensed by the State of New York or by persons under the supervision of such licensee for medical, health or mental health conditions, and where such patients are ambulatory rather than admitted. Such facilities shall not include the practice of veterinary medicine or ophthalmic dispensing. In *buildings* containing *residences*, such facilities shall be limited to locations below the level of the first *story* ceiling, except that such facilities may be located on a second *story* provided there is separate access from the outside or directly from a portion of such facility located on the ground floor

For rental details and showing availability, please contact exclusive listing agent:

Joshua Tedeschi

NY Lic# 10401331829

E: joshtede@kwcommercial.com

C: 551 580-9733

