

# 400 EAST 56<sup>TH</sup> STREET, SUITE 4, NEW YORK, NY 10022

Flexible Medical and/or Professional Office, Sublet Allowed | **FOR SALE**



## PROPERTY INFORMATION

Block / Lot	1367 / 1
Units	1
Unit Size	3,257 Sq. Ft. (Approx.)
Assesment Entire Building (18/19)	\$90,402,810
Real Estate Taxes Entire Building (18/19)	\$9,604,392

## EXPENSES (ESTIMATED)

Maintenance and Taxes	\$86,400
Insurance	\$3,257
Electric	\$6,000
Legal/Miscellaneous	\$2,166
Management	\$4,332
<b>GROSS OPERATING EXPENSES</b>	<b>\$102,155</b>

Ariel Property Advisors has been retained on an exclusive basis to sell a professional suite at 400 East 56th Street, a full-service building located in the prestigious neighborhood of Sutton Place between First Avenue and Sutton Place South.

Currently used as a dental office, the 3,250 square-foot cooperative unit includes 11 examination rooms, 3 offices, a laboratory, doctors' lounge and a spacious waiting room. This layout allows any medical user the opportunity to create an ideal environment for proper patient care. In addition, there are no use restrictions encumbering the space, which will provide non-medical users the flexibility to reconfigure the space to suit individual requirements. 400 East 56th Street also allows owners to sublet respective units, presenting an ideal opportunity for both users and investors. Lastly, the unit may be converted to accommodate residential use.

The professional suite at 400 East 56th Street is accessible via a recently renovated private entrance and lobby. The street level access further allows for patients' and clients' unimpeded handicap-accessible access. Building amenities available to the unit include full-service staff, conference room, entertainment area, rooftop pool and fitness center. In addition, there is an on-site garage allowing for convenient client parking.

400 East 56th Street is easily accessible throughout Manhattan, the outer boroughs and beyond due to a variety of transit options including the 4,5,6 and N,R,W subway lines, the M15 bus line, as well as nearby access to the FDR Drive and Ed Koch Queensboro Bridge. The Roosevelt Island Tram is within walking distance, providing students, faculty and visitors a direct route to the new Cornell Tech Campus. Medical practitioners are able to capitalize on the property's ideal location surrounded by various hospitals and outpatient facilities, such as New York Presbyterian Hospital and Memorial Sloan Kettering Imaging Center.

400 East 56th Street is an ideal opportunity for any professional and/or investor to own an individual office for future stability in an extremely desirable area.

## ASKING PRICE: \$3,000,000

## 212.544.9500

arielpa.nyc

For More Information Please Contact Our Exclusive Sales Agents at **212.544.9500** | [arielpa.nyc](http://arielpa.nyc)

For Financing Info

**Howard Raber, Esq. x23**  
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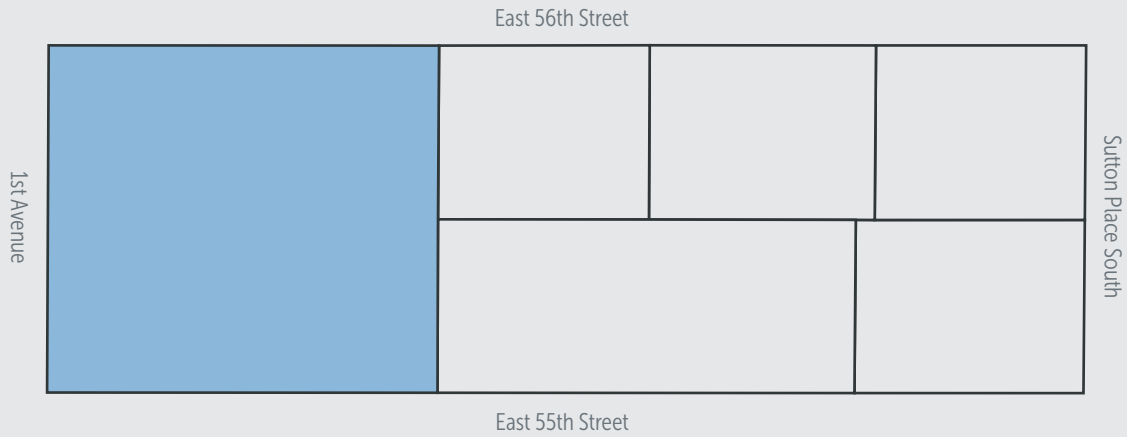
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**1367**

Block

**1**

Lot



- 1 Memorial Sloan Kettering Josie Robertson Surgery Center
- 2 Memorial Sloan Kettering 55th Street Imaging Center
- 3 Hospital for Special Surgery, Main Campus
- 4 Cathedral High School
- 5 The Rockefeller University
- 6 Whole Foods Market
- 7 Bloomingdales
- 8 Cornell Tech Campus



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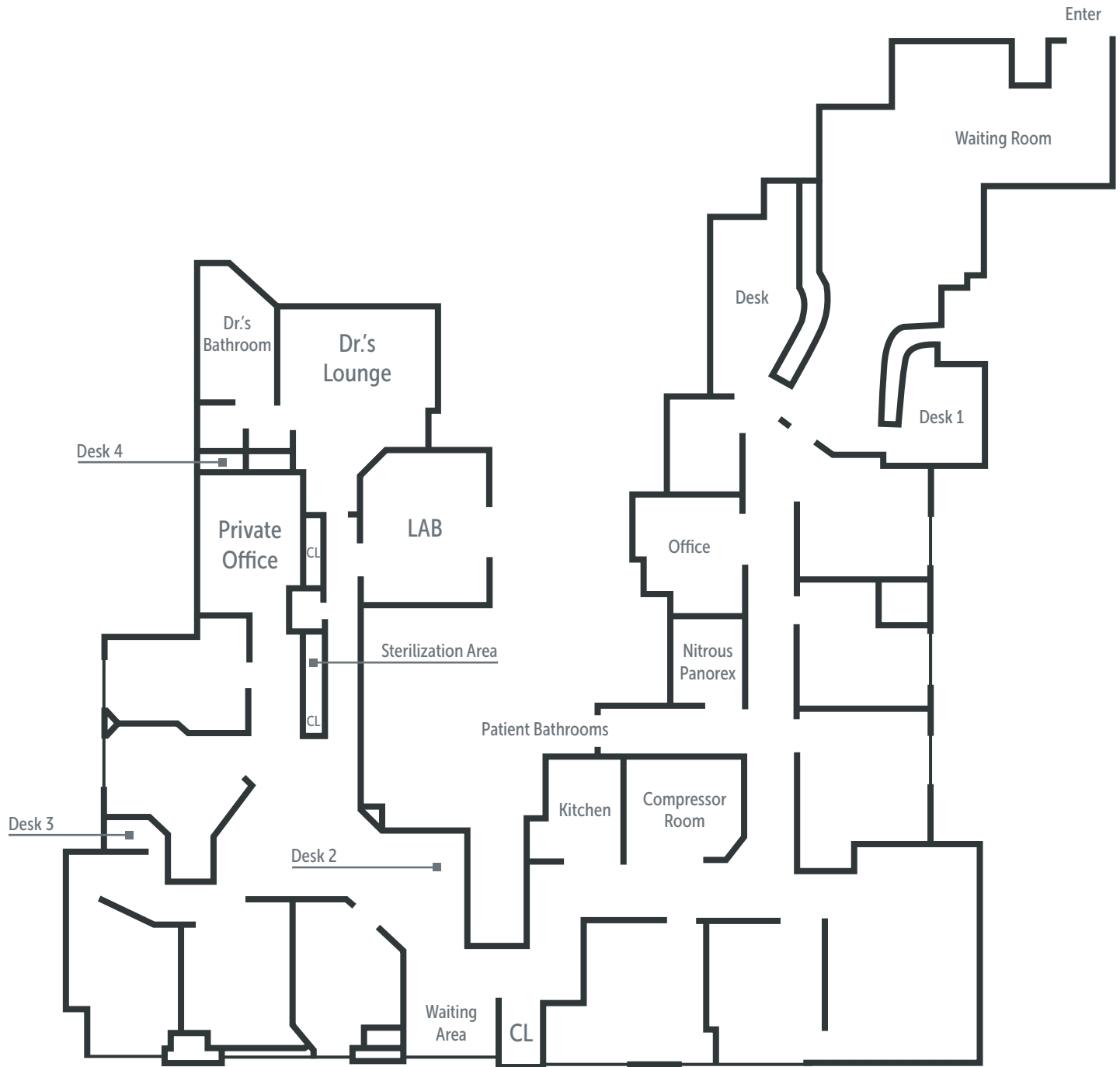
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The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee the accuracy of any information provided herein. As an example, all zoning information, buildable footage estimates and indicated uses must be independently verified. Vacancy factors used herein are an arbitrary percentage used only as an example, and does not necessarily relate to actual vacancy, if any. The value of this prospective investment is dependent upon these estimates and assumptions made below, as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. The prospective buyer should carefully verify each item of income, and all other information contained herein. 28 June 2019 3:50 pm

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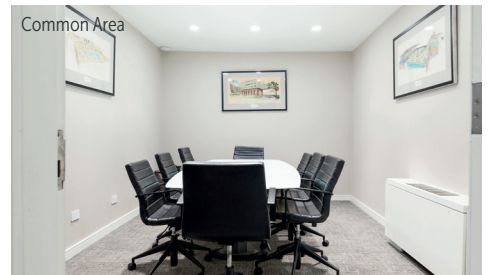
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