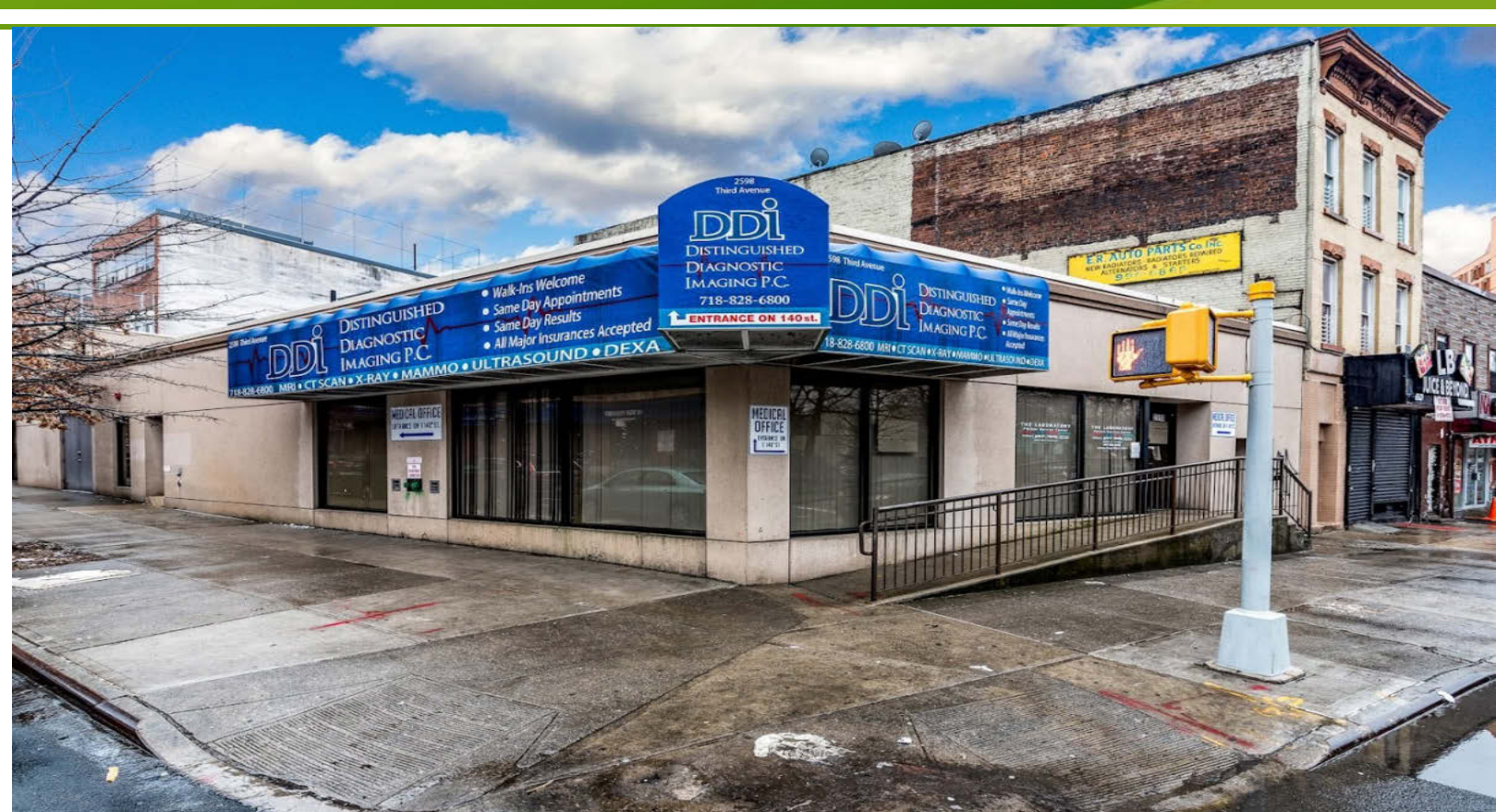


PARTIALLY VACANT MEDICAL BUILDING

\$3,500,000

2598 3rd Avenue (corner of 140th Street)

Bronx, NY 10454



THREE THINGS TO KNOW

- 1) Building Size: 7200 Square Feet
- 2) 4500 square feet Available Plus Basement
- 3) 2700 square feet occupied by Chiropractor and Physical Therapist

NEIGHBORS INCLUDE:



& Several private Primary Care Physicians and Internists

Rick Stassa
rick@emeraldcpony.com
646-960-6800
www.emeraldcpony.com

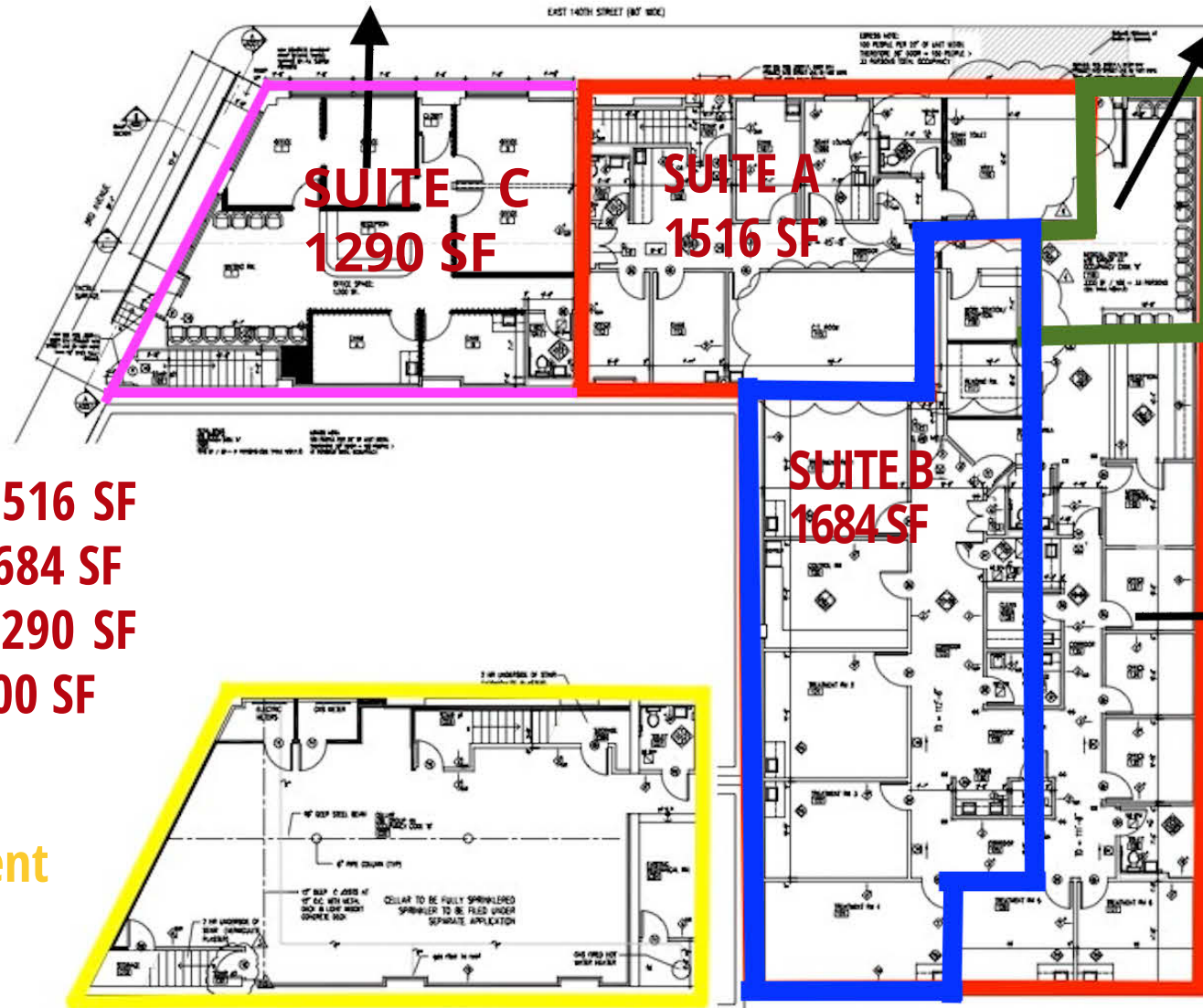


Columbia

140th Street

Shared Reception Area

3rd Ave
1st Floor



SUITE A = 1516 SF
SUITE B = 1684 SF
SUITE C = 1290 SF
TOTAL = 4500 SF

Basement

POLYSONOGRAPHY CENTER
1st FLOOR

2596 THIRD AVENUE
BRONX, NY 10035

ISSUE:

NUMBER	DESCRIPTION	DATE

REVISIONS:

NUMBER	DESCRIPTION	DATE
1	ISSUE SET	1-12-18
2	ISSUE SET	1-12-18
3	ISSUE SET	2-12-18
4	ISSUE SET	1-8-18
5	ISSUE SET	2-12-18

Physical
Therapist

DO NOT SCALE PLANS

ARCHITECT
Terjesen Associates Architects PC
548 West 20th Street Suite 11E New York, NY 10011
212.239.1828 Fax 212.239.7999
Website: <http://www.terjesenarchitects.com>
REGISTRATION NUMBER

Sleep Center @ 1st Floor
All Med
THIRD AVENUE
BRONX, NY

ISSUE SET
FIRST & CELLAR
FLOOR PLANS

DATE	04.18.09
PROJECT NUMBER	7782
ISSUE SET	
SCALE	AS NOTED
ISSUE SET NUMBER	A-002.02

