

PROFESSIONAL BUILDING FOR SALE



537 N. State Road BRIARCLIFF MANOR 10510

- 1031 Exchange Suitable--High Quality Investment with very limited management and pass through expenses
- OPTUM Medical tenancy in 71% of the Building—Great rents with annual increases
- Prime N. State Road location and exposure – apx 7,500 vehicles per day
- On-site Parking
- Current Uses in the Building include Barber Shop, Active Optum Multi-Specialty Center including Pediatrics, Lab, Endocrinology and Metabolism
- Available space 975 s.f. with Immediate occupancy suitable for Medical or Dental such as Pediatric Dentist, Optical, Physical Therapy, or any General Office or Service Use
- North State Rd. in the vicinity of the property includes a variety of Retail, Office, Restaurants, and other Service Businesses with Residential support surrounding.
- Easy Access to Route 9A, Route 100, and Taconic State Parkway

FOR ADDITIONAL INFORMATION AND APPOINTMENT CONTACT EXCLUSIVE AGENT:

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