



# 308 E 79<sup>th</sup> St

(Between Second & First Avenues)

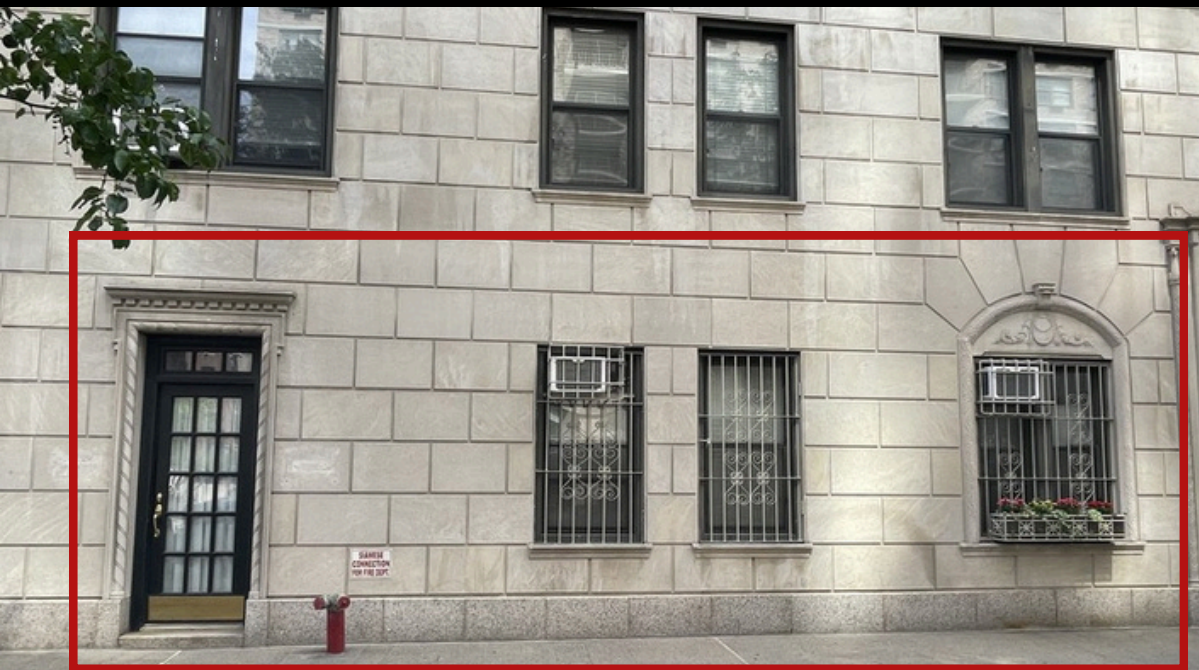
As Exclusive Agents, we are pleased to present the following for Sale:

## **MEDICAL OFFICE CO-OP Unit #1B**

*Flexible Rules for  
Residential Conversion*

 **Douglas Elliman**  
Commercial

575 MADISON AVENUE, NEW YORK, NEW YORK 10022



# 308 E 79<sup>th</sup> Street

<b>Location</b>	Upper East Side
<b>Space</b>	Unit #1B 510 SF
<b>Ceiling Height</b>	8'
<b>Dimensions</b>	20' x 30'
<b>Ownership Type</b>	Office Co-Op
<b>Legal Use</b>	Medical Office / Residential
<b>Maintenance Fee</b>	\$1,348/mo
<b>Price</b>	\$449,000

- Features**
- Potential Residential Conversion
  - Currently Configured as Medical Office
  - Private Restroom
  - 10 min walk to Central Park & the Metropolitan Museum of Art



308 East 79th Street – Unit 1B offers a rare opportunity to acquire a flexible ground-floor commercial co-op in the heart of the Upper East Side.

Located within a well-maintained pre-war cooperative, the space is currently configured as a medical office, ideal for professional, wellness, therapy, consulting, boutique office, or owner-user use.

The unit features direct ground-floor access and excellent neighborhood convenience surrounded by dense residential population, luxury housing, established retail, and dining.

Positioned just moments from major transportation, the property benefits from excellent accessibility within one of Manhattan's most stable and affluent submarkets.

A key value-add opportunity is the co-op's allowance for residential conversion, subject to co-op approval and applicable regulations.

This provides exceptional flexibility for investors, live-work users, or end-users seeking long-term optionality in a supply-constrained Upper East Side market.

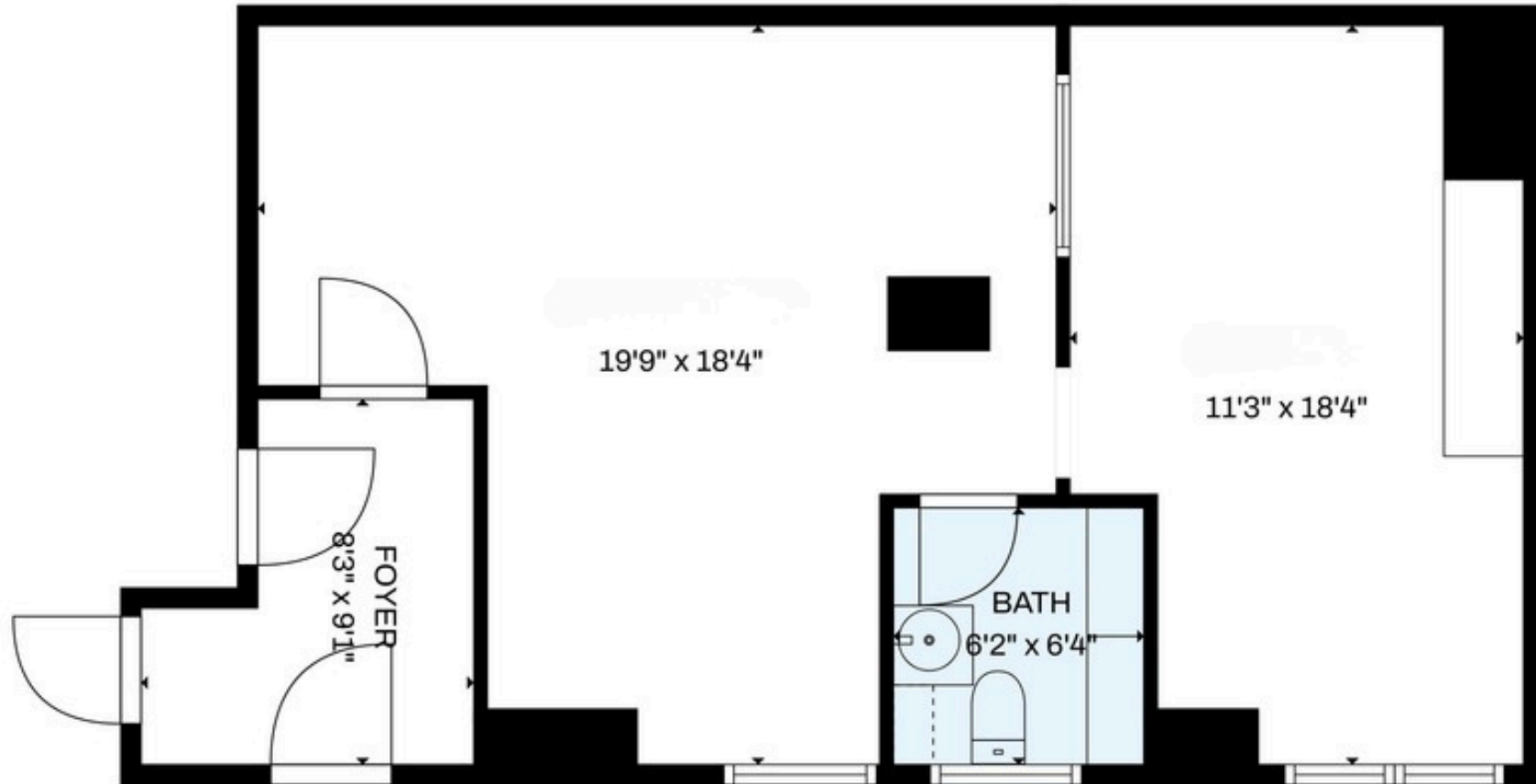


# 308 E 79<sup>th</sup> St, OFFICE CO-OP

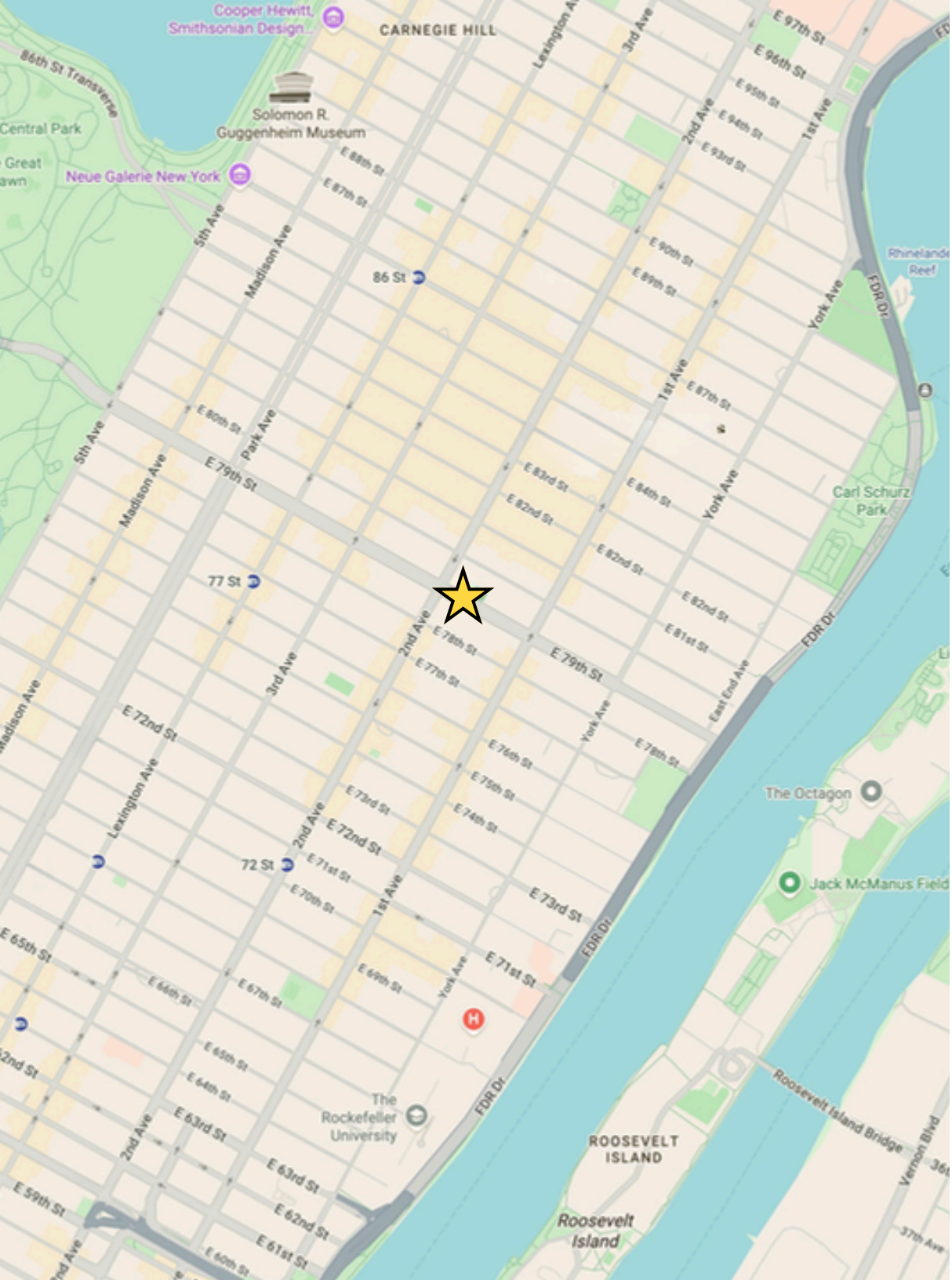
ADDITIONAL PHOTOS

# 308 E 79<sup>th</sup> St, OFFICE CO-OP

FLOOR PLAN - UNIT #1B



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



For further information and inspection, please contact:

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