



GREAT FOR USER OR VALUE-ADD INVESTOR

18,267 RSF Medical & Office Condominium w/ Multiple Units

- 1 mile to New York-Presbyterian Lawrence Hospital
- Near White Plains Hospital & St. Johns Hospital
- Excellent location right off Bronx River Parkway
- Convenient on-site parking
- ADA ramp & bathrooms in building
- Walking distance to all downtown amenities & Tuckahoe Metro-North
- Near-term upside

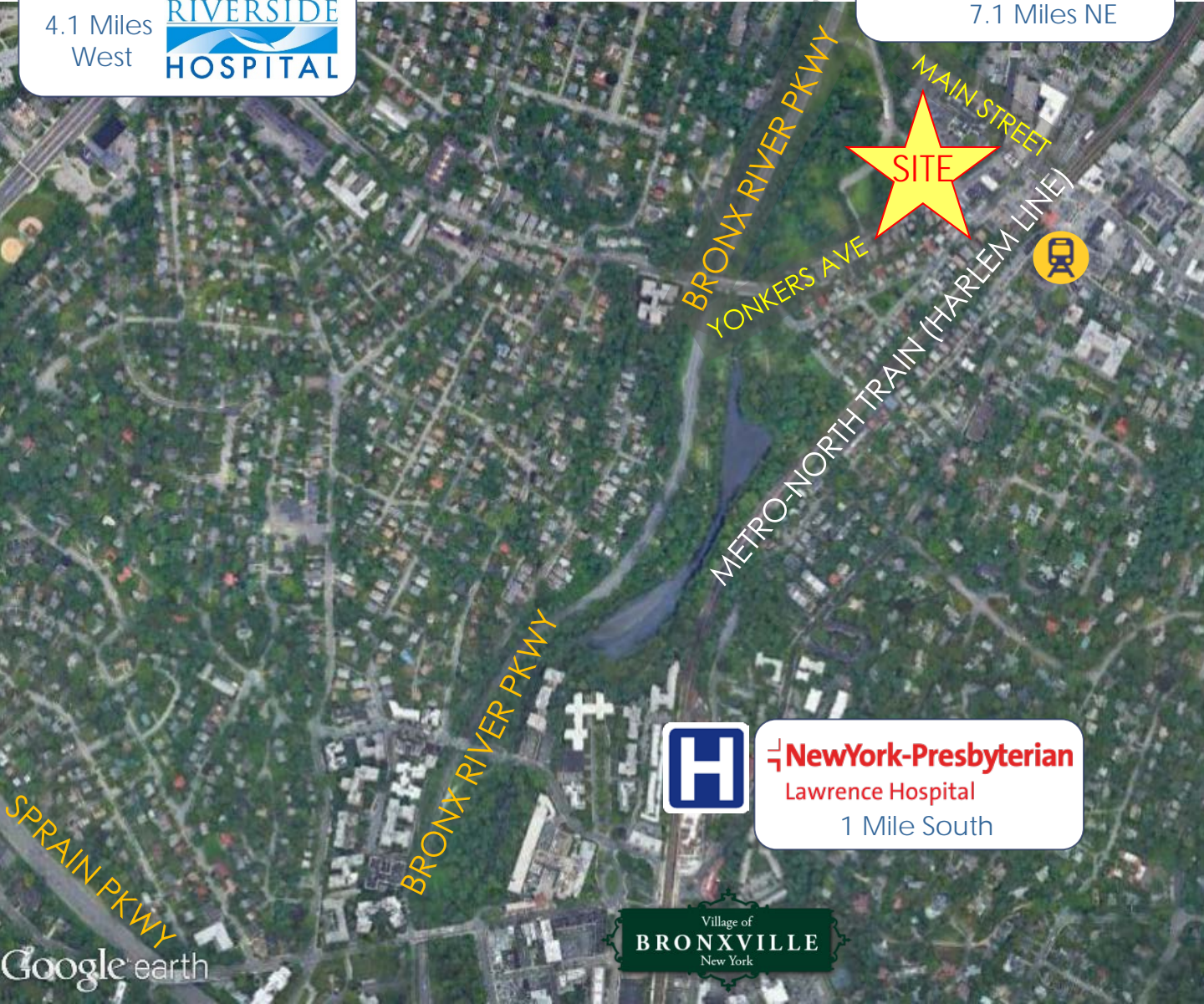
LOCATION:	On the west side of Elm Street, between Yonkers Avenue & the Bronx River Parkway access road
S/B/L:	32 / 3 / 2.1 –A
Total Unit SF:	18,267 RSF +/-
Current # Units:	10 units
Current Sizes:	554 SF – 4,875 SF
Stories:	Three (3) – Basement, Ground Fl. & 2 nd Fl.
	The building has 3 add'l stories containing residential condominium apartments

NEARBY AREA HOSPITALS

←
4.1 Miles
West

**ST. JOHN'S
RIVERSIDE
HOSPITAL**

WP
White Plains
Hospital
↗
7.1 Miles NE



NewYork-Presbyterian
Lawrence Hospital
1 Mile South



Google earth



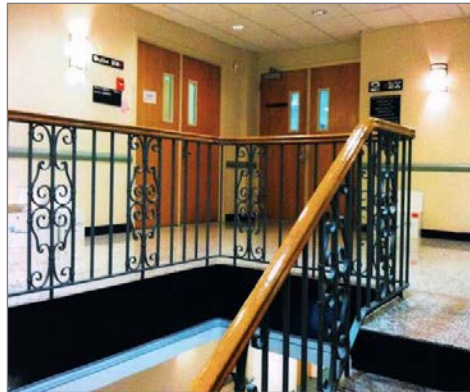
ADDITIONAL PHOTOS



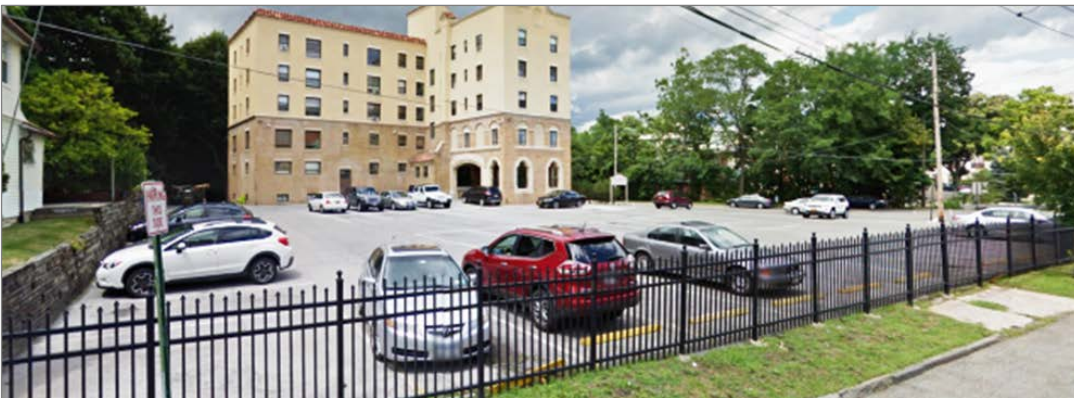
Drop Off Right in Front of Entrance



ADA Ramp



Stairs & Elevator



Convenient On-Site Parking Lot