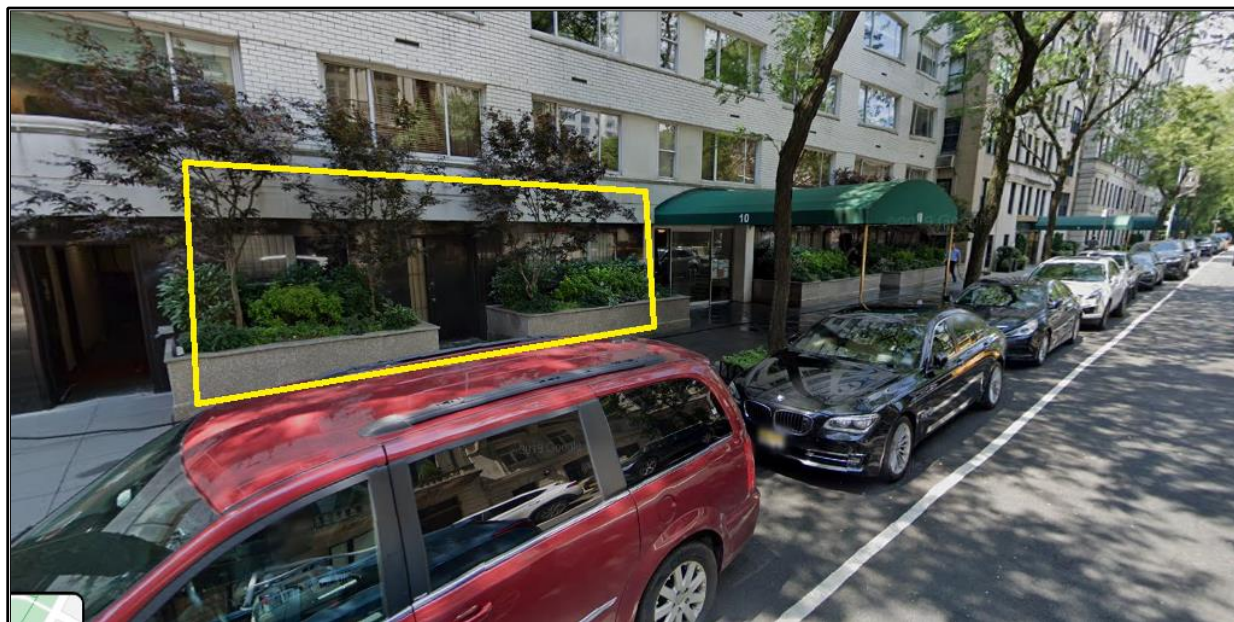
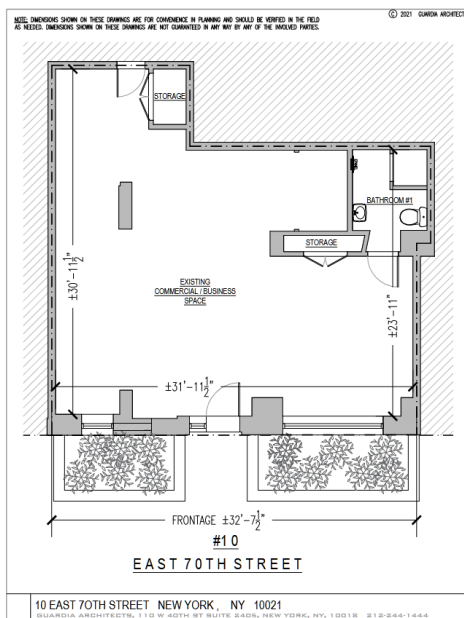


Community Facility Space

10 East 70th Street

Off Fifth Avenue

Neighborhood	Upper East Side
Approximate Size	945 sf
Approximate Frontage	22 Feet
Ideal Uses	Licensed Medical, Educational Or Not-For-Profit only
Currently	Vacant and ready for occupancy
Rent	\$6,000 monthly (~\$76 psf)
Purchase	\$495,000 REDUCED!
Features	Monthly maintenance: \$3,297 Outstanding Location Direct Street Entrance Luxury Doorman Building Public Garage In Basement Top Demographics



For More Information Contact Exclusive Agent:

Rafe Evans • rafeevans@walkermalloy.com • office 212.712.6186 • cell 917.701.4059

WalkerMalloy

157 Columbus Avenue • New York NY 10023

walkermalloy.com

ALL INFORMATION IS SUBJECT TO, ERRORS, OMISSIONS, CHANGE, OR WITHDRAWAL WITHOUT NOTICE. Dimensions are approximate. One half of a commission is payable in accordance with our rate schedule to procuring broker executing our brokerage agreement, provided that a lease is fully consummated as described in said agreement. Our commission rate schedule is available upon request.

