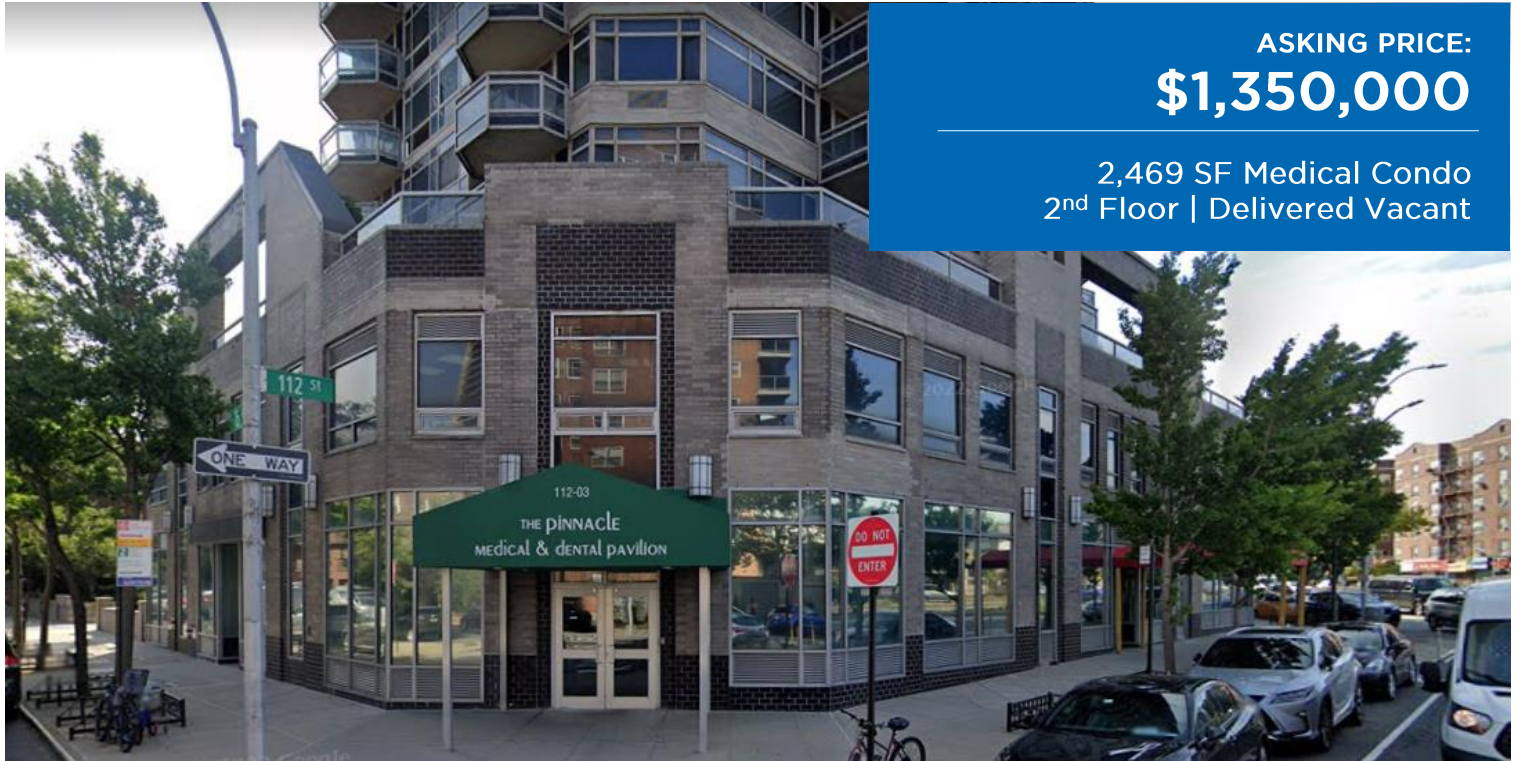


# The Pinnacle Medical Pavilion: 112-03 Queens Boulevard, Suite 207

For Sale | Vacant Medical / Dental Condo | Forest Hills, NY 11375



**ASKING PRICE:**  
**\$1,350,000**

2,469 SF Medical Condo  
 2<sup>nd</sup> Floor | Delivered Vacant

## UNIT INFORMATION

UNIT NUMBER	207
BLOCK / LOT	2264 / 1229
UNIT SIZE (SF)	2,469 SF
MONTHLY COMMON CHARGE	\$1,793.97
ADDITIONAL MONTHLY CHARGES	\$352.83
SPECIAL MONTHLY ASSESSMENT*	\$981.25
REAL ESTATE TAXES (23/24)	\$30,858.20

\*Temporary special assessment for updating fire alarm system; applicable for 2024

## BUILDING INFORMATION

NEIGHBORHOOD	Forest Hills, NY
LOCATION	Northeast Corner of Queens Blvd & 75 <sup>th</sup> Ave
LOT SIZE (SF)	42,680 SF
BUILDING SIZE (SF)	468,546 SF
STORIES	27
# of RESIDENTIAL UNITS	219
# of COMMERCIAL UNITS	14
YEAR CONSTRUCTED	1991

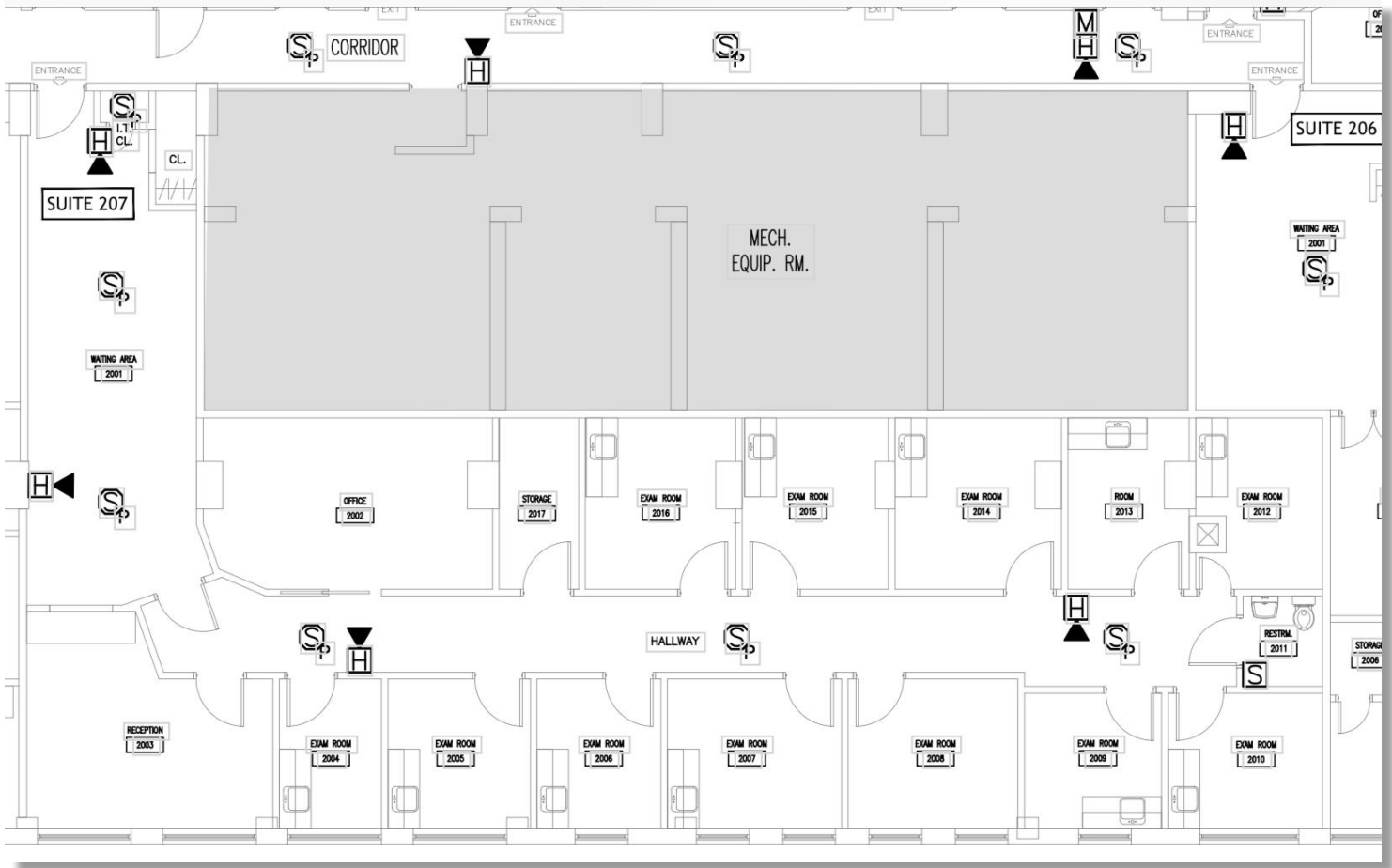
## HIGHLIGHTS

- Great Forest Hills Location
- The Pinnacle Medical and Dental Pavilion
- Wheelchair Accessible Building
- Separate Commercial Lobby and Elevator
- Public Parking Garage within the Building
- +/- 250 Feet to the 75<sup>th</sup> Avenue E/F Subway Station
- +/- 250 Feet to the 75<sup>th</sup> Avenue Q60 Bus to Manhattan
- +/- \$133,000 Average Annual Household Income
- +/- \$97,000 Median Annual Household Income
- +/- 75,000 Annual Average Daily Traffic
- Ideally Located Near Many Major Roadways, Such As Queens Boulevard, Main Street, Metropolitan Avenue, & Woodhaven Boulevard
- Easy Access to Major Highways Including the Long Island Expressway, Grand Central Parkway, Van Wyck Expressway, & Jackie Robinson Parkway
- The Unit Consists of:
  - 8 Exam Rooms
  - 2 Consultation Rooms
  - 2 Reception Areas
  - 1 Common Waiting Area
  - 2 Bathrooms; 1 of Which is Wheelchair Accessible
  - 1 Small Office
  - 1 Lab
  - 1 Pantry

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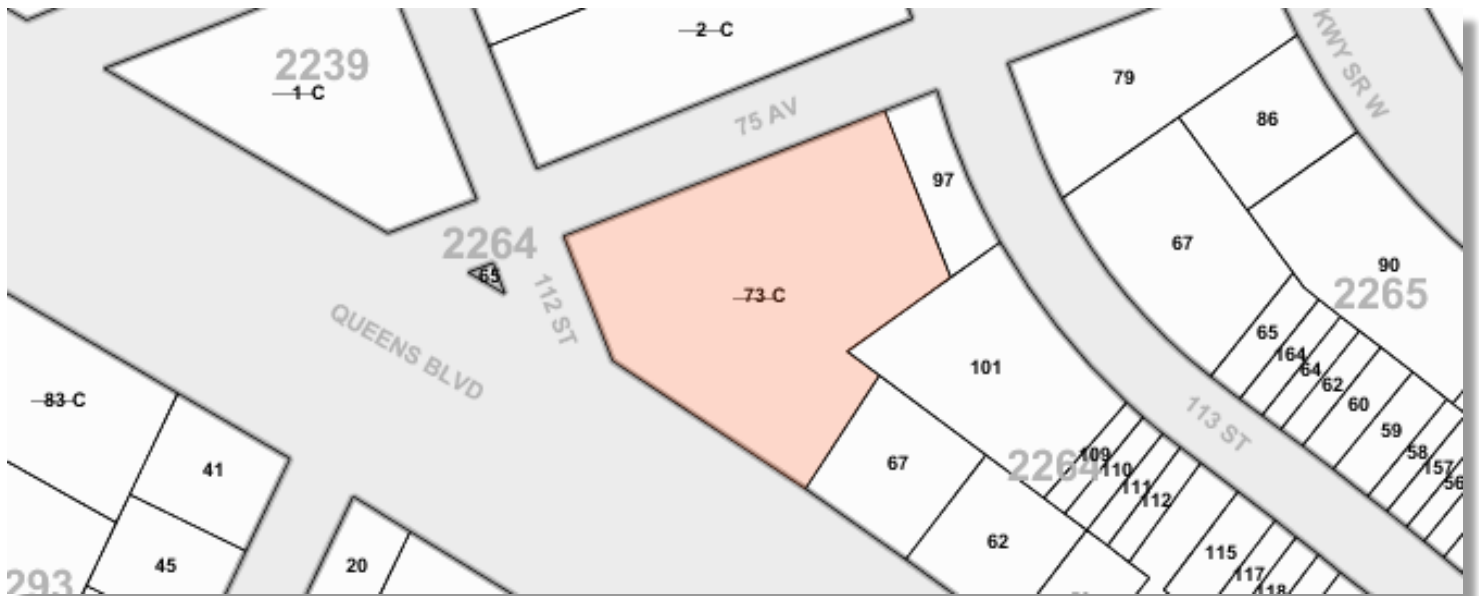
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## CONDO LAYOUT



Note: For general layout only and may not reflect exact rooms in the unit.

## TAX MAP



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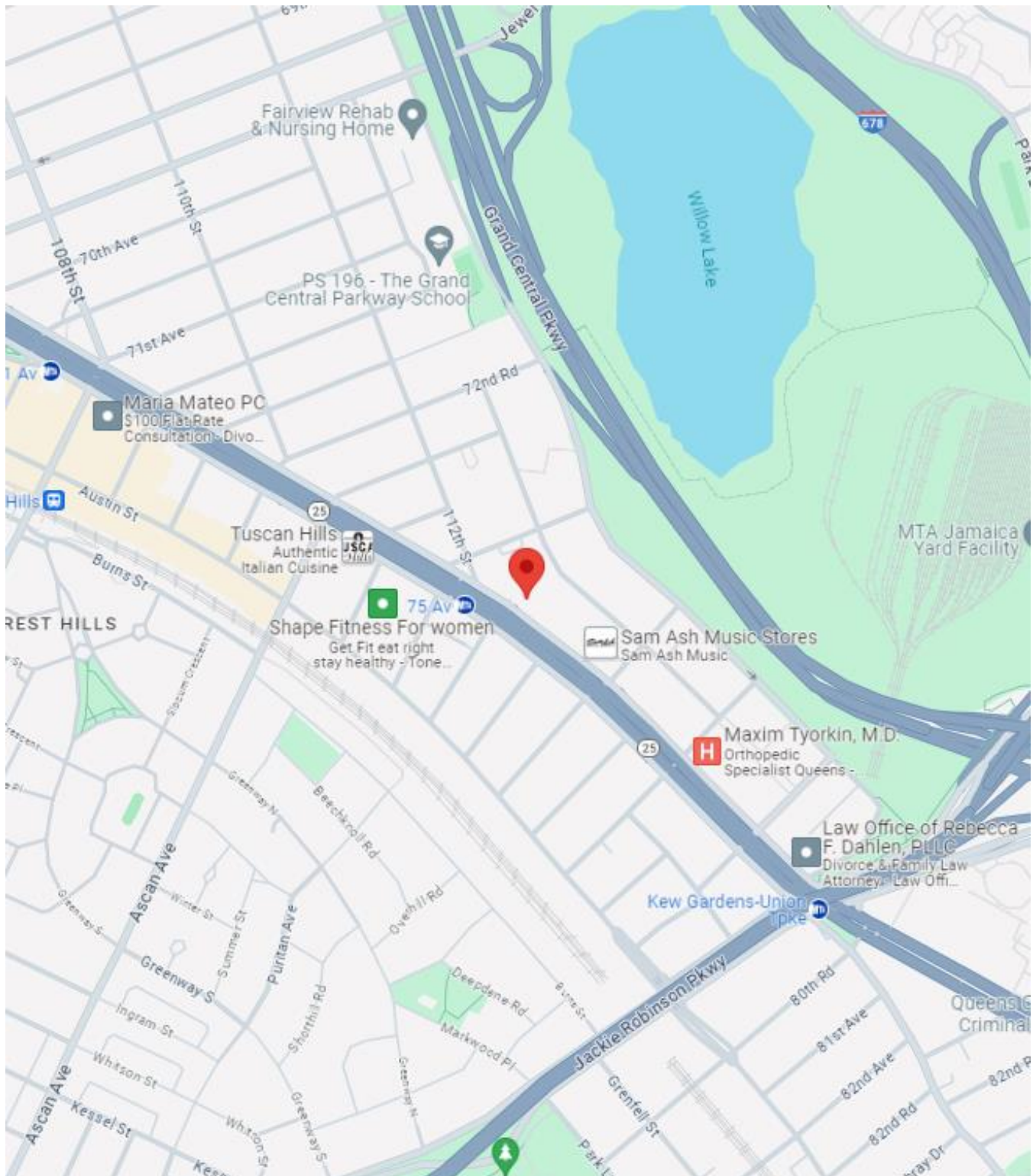
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## LOCATION MAP



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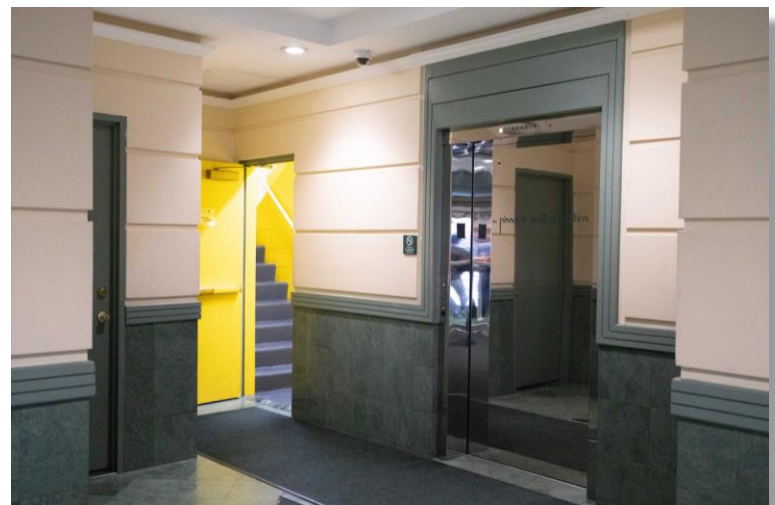
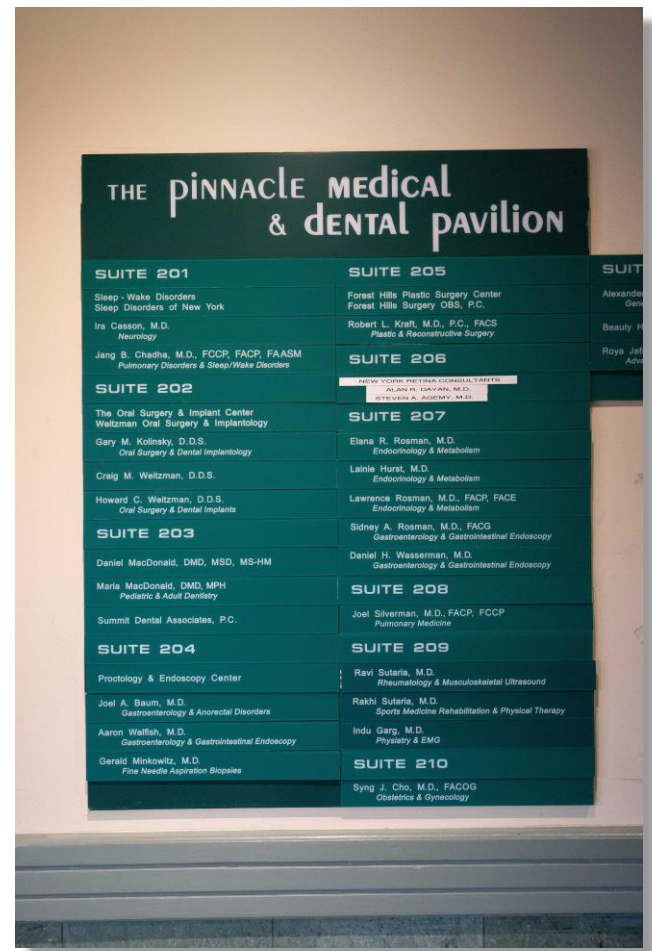
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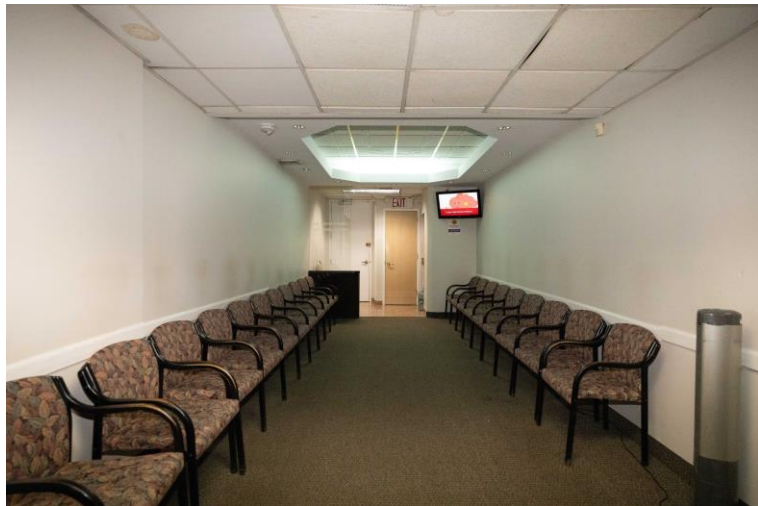
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