

CENTRAL BRONX MEDICAL PLAZA RIGHT IN THE MIDDLE OF THE BOROUGH

1976 Crotona Parkway, Bronx, NY, 10460



3 THINGS TO KNOW:

+ Total Building Size: 45,000 SF

! Available Floor Space: 3,100-7,000 SF

📍 Rental Rate: \$50/SF Modified Gross

CONTACT: Rick Stassa

Emerald Commercial Properties, LLC
rick@emeraldcpony.com
646-960-6800
www.emeraldcpony.com



All information furnished herein is from sources deemed reliable. No warranty or representation is made to the accuracy thereof and it is submitted subject to errors, omissions, change of price, prior sale, or withdrawal without notice.

PRIME MEDICAL LOCATION

1976 Crotona Parkway is a premier medical building offering modern, efficient space suitable for a wide range of healthcare practices. With established medical providers on-site and easy patient access, the building fosters a collaborative medical environment with built-in referral opportunities.



Practices in the Building Include:

- Brain Trauma Center
- Comprehensive Dental Practice
- Mental Therapy Facility
- Pain Management & Physical Therapy
- Vascular & Vein Clinic
- Surgery Center

OTHER FEATURES & AMENITIES



- **First-floor medical suites from 3,100 to 7,000 SF**
- **Easy patient drop-off directly in front of the building**
- **Professional medical environment with strong tenant mix**
- **Ideal for expanding healthcare practices**
- **Parking available**

CONTACT: Rick Stassa

Emerald Commercial Properties, LLC
rick@emeraldcpony.com
646-960-6800
www.emeraldcpony.com



All information furnished herein is from sources deemed reliable. No warranty or representation is made to the accuracy thereof and it is submitted subject to errors, omissions, change of price, prior sale, or withdrawal without notice.

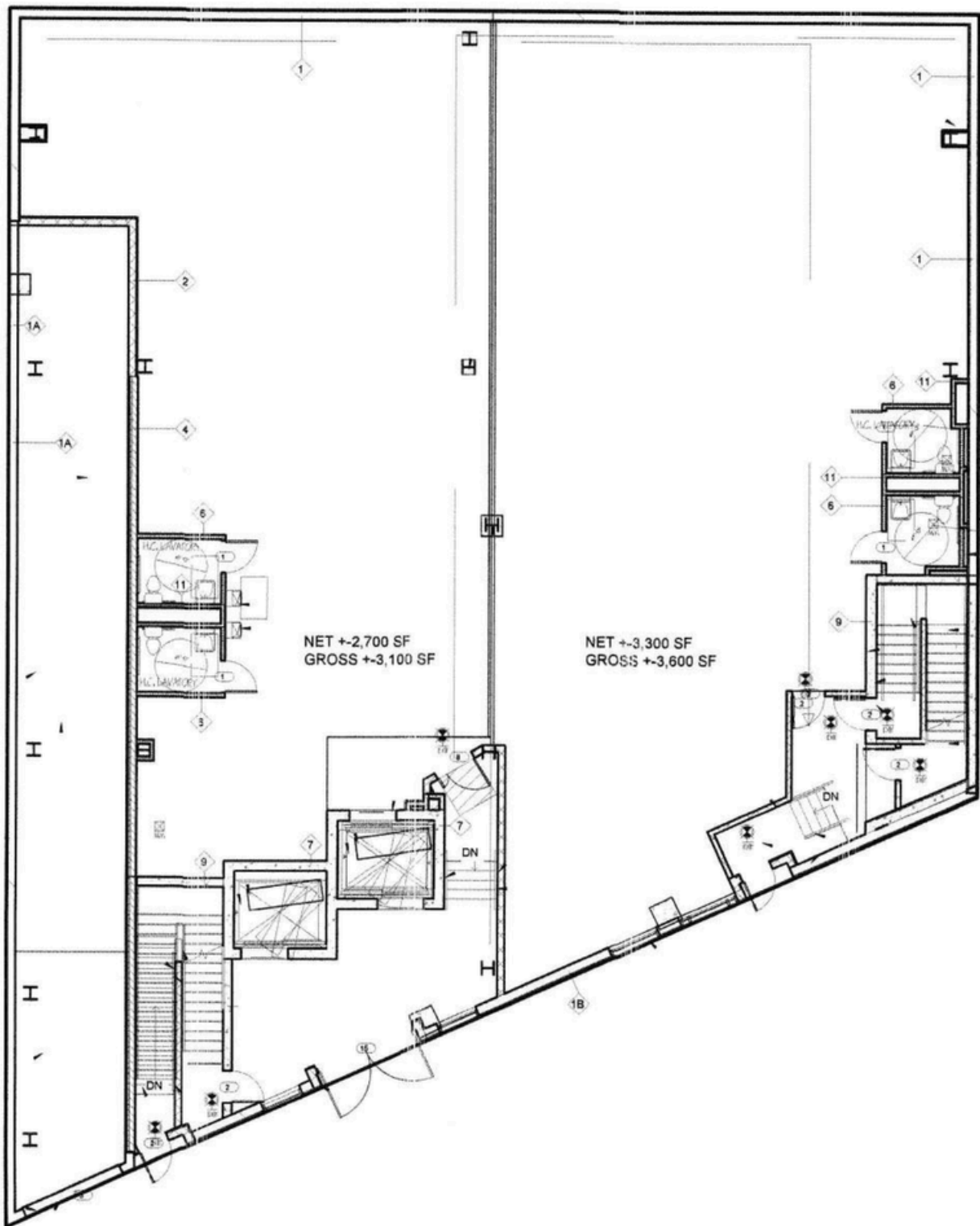


NYC Digital Tax Map

Effective Date : 10-03-2014 14:11:25
End Date : Current
Bronx Block: 3121

- Legend**
- Streets
 - Miscellaneous Text
 - Possession Hooks
 - Boundary Lines
 - Lot Face Possession Hooks
 - Regular
 - Underwater
 - Tax Lot Polygon
 - Condo Number
 - Tax Block Polygon





NET +-2,700 SF
GROSS +-3,100 SF

NET +-3,300 SF
GROSS +-3,600 SF

1A

1A

I

I

I

B

1

1

2

4

6

3

9

7

7

7

DN

I

1B

15

DN

2

DN

11

6

9

3

DN

2

DN

2

DN

6

11

H.C. VENTILATION

H.C. VENTILATION

H.C. VENTILATION

H.C. VENTILATION

H.C. VENTILATION

H.C. VENTILATION

H.C. VENTILATION

H.C. VENTILATION

H.C. VENTILATION

H.C. VENTILATION

H.C. VENTILATION

H.C. VENTILATION

H.C. VENTILATION

H.C. VENTILATION

H.C. VENTILATION

H.C. VENTILATION

H.C. VENTILATION

H.C. VENTILATION

H.C. VENTILATION

H.C. VENTILATION

H.C. VENTILATION

H.C. VENTILATION

H.C. VENTILATION

H.C. VENTILATION

H.C. VENTILATION

H.C. VENTILATION

H.C. VENTILATION

H.C. VENTILATION

H.C. VENTILATION

H.C. VENTILATION

H.C. VENTILATION

H.C. VENTILATION

H.C. VENTILATION

H.C. VENTILATION

H.C. VENTILATION

H.C. VENTILATION

H.C. VENTILATION

H.C. VENTILATION

H.C. VENTILATION

H.C. VENTILATION