

# 227

## TENTH AVENUE

Between 23<sup>rd</sup> & 24<sup>th</sup> Streets

DENTAL / MEDICAL OFFICE FOR SALE OR LEASE



# GAVIOS

REALTY GROUP, LLC

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# 227

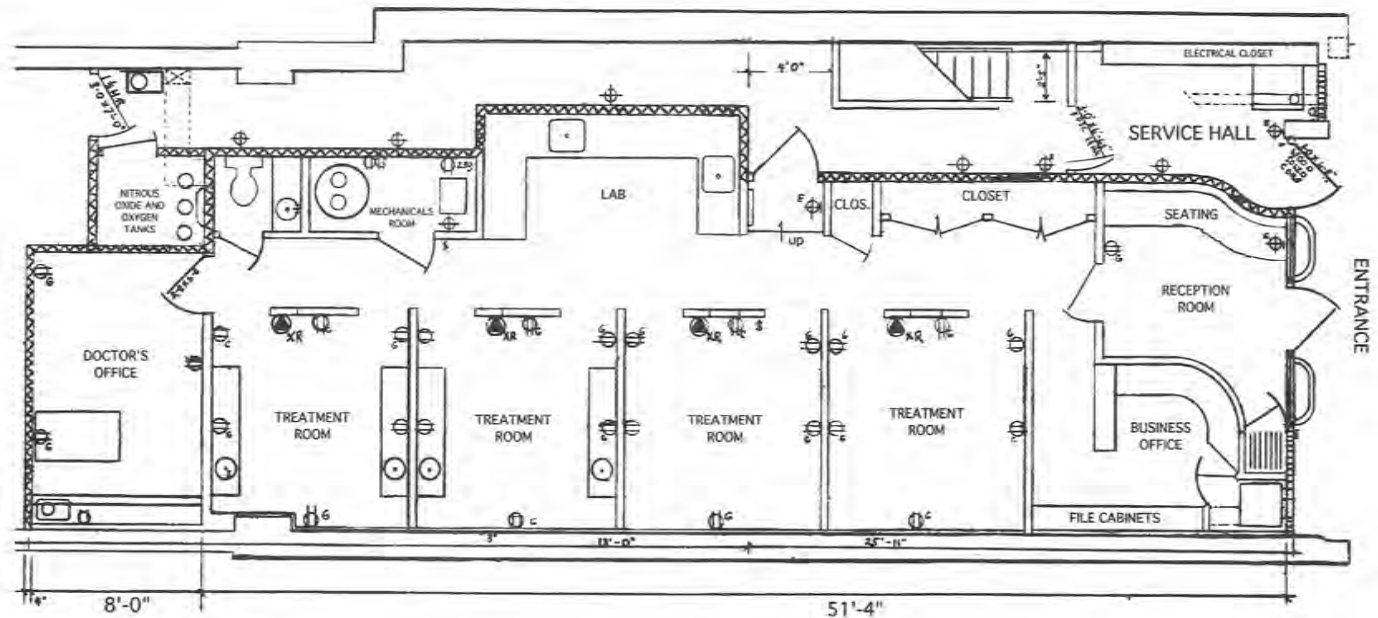
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### GENERAL INFO

- approx. 1,100 SF +
- 4 treatment rooms +
- business office +
- doctor's office +
- mechanical room +
- central air & heating +
- large lab +
- reception room +
- 3 closets +



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### HEATING & COOLING

The dental office is cooled by a 48,000 BTU high efficiency central air conditioning system and heated by an 80,000 BTU forced air system. Heating is included in the rent. Should the main building boiler fail to produce heat there is a backup electric heating system installed in the dental office.

The heating / cooling unit is only for the dental office and the thermostat for heating and cooling is located in the dental office. The system is operational 24 hours a day, seven days a week.

### ELECTRICAL

The dental office is supplied with 200 amps of electrical power and the circuit breaker panel is located in the dental office. There are 18 unused circuits on the existing panel to provide power for future electrical equipment. The dental office has its own electric meter.

### PLUMBING

The supply lines in the dental office are copper sweat type and the drain lines are cast iron. Each operatory is plumbed for two sinks and a cold water supply line is connected to the rear delivery wall of each operatory. There are two sinks in the lab and one in the toilet room.

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