

SALE OFFERING: \$1,400,000



FOR SALE: ±2,930SF Medical & Professional Office Building on 0.85 Acres

57 North Middletown Road, Nanuet, NY 10954 Overview

Formerly home to *Waldorf Dermatology Aesthetics*, a medical facility that treated skin at the highest level of professionalism, care, and aesthetics.

Located in Nanuet, NY, this medical and professional office is in a renovated house converted to an office on two floors plus attic and basement. Entering the glass-enclosed vestibule at ground level, one immediately sees a Japanese garden and reception area with wave wall and bi-level reception desk, separated from a waiting area with beverage bar by an open display case. A high ceiling corridor has four exam-procedure rooms, laboratory, supply room, nurses station, multi-physician office and patient bathroom. Behind reception are an administrative room, staff kitchen-break room, bathroom, and basement entrance. The second floor includes three additional treatment-relaxation rooms defined by sliding glass doors, administrative room, patient bathroom, and staircase to attic.

Renovations

In 2019, owners spared no expense remodeling the first and second floors to create a warm, inviting environment reflective of the practice's elite aesthetic status. In addition the roughly \$1.4M renovation included upgrading the building's electrical, plumbing, HVAC, office systems, lighting, video surveillance, sonos, doors, appliances including washer and dryer, parking lot paving, generator, and buried electrical lines and cables. The landscaping is of the highest quality. The result combines the relaxing environment of a high-end spa with the gravity of a state-of-the-art medical practice. This is not the typical medical office.

For more information on renovation and current upgrades please contact broker.


1981
YEAR BUILT 

2,930SF
BUILDING SIZE 

0.85
ACRES 

40±
PARKING 

100% AC
UPGRADED HVAC 

\$32,000
2023 TAXES 

2019
RENOVATIONS 

For more information, please contact:

James DeSimone

Associate Real Estate Broker

+1 845 787 1379

jdesimone@pyramidbrokerage.com

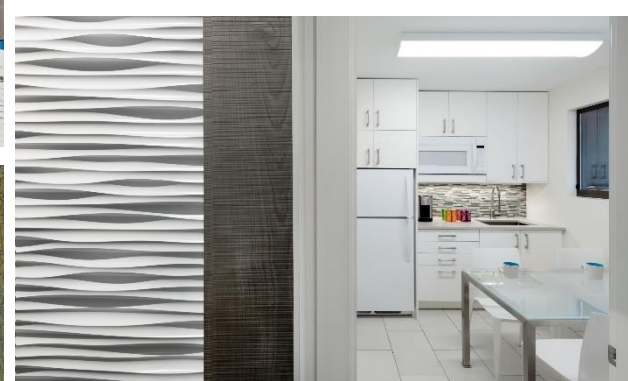
Pyramid Brokerage Company

356 Meadow Avenue, 2nd Floor

Newburgh, New York 12550

phone: +1 845 522-5900

pyramidbrokerage.com



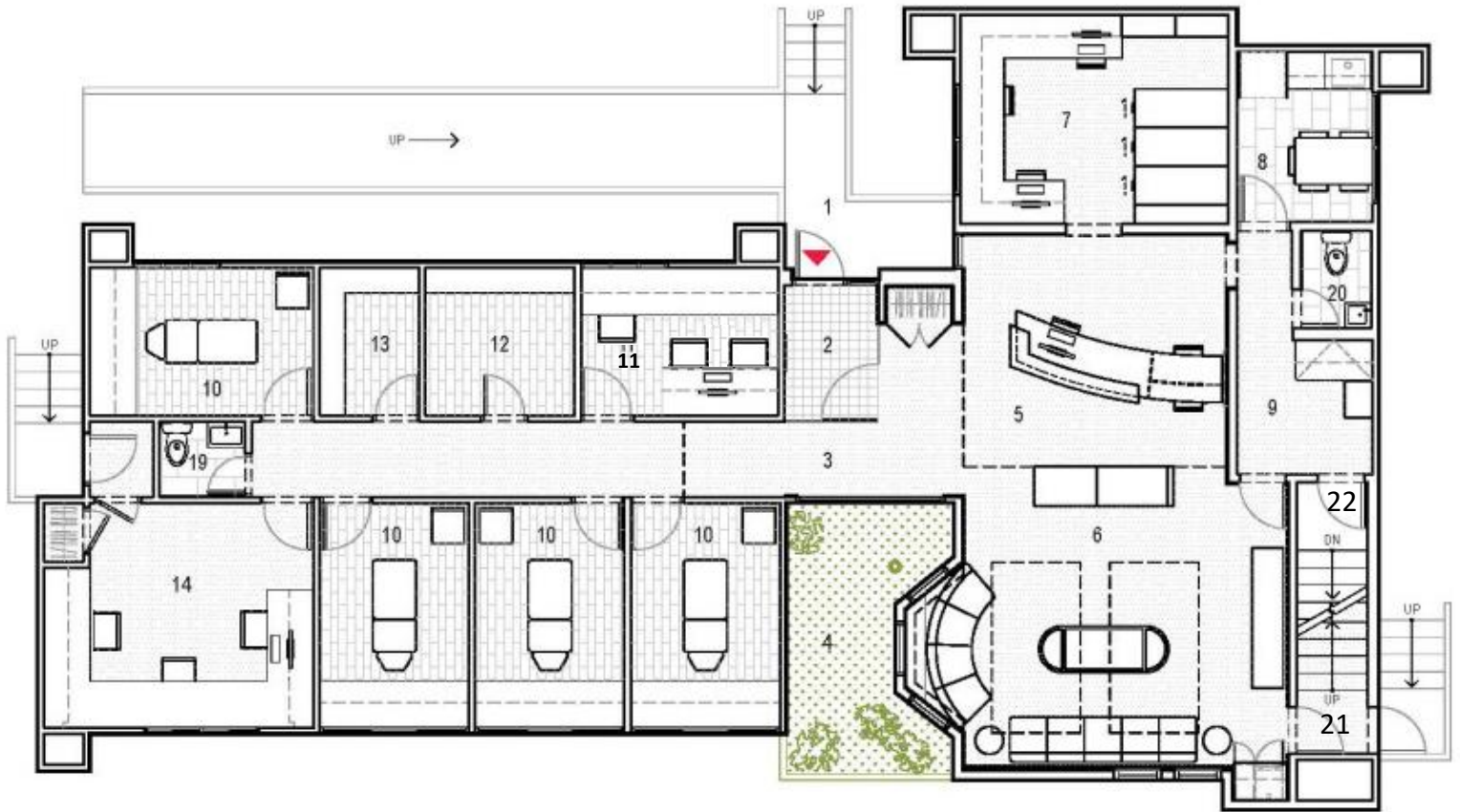
For more information, please contact:

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Interiors by Dean Maltz Architect

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Ground Floor:



Index:

- | | | |
|-----------------------------|-------------------------------------------------|------------------------------------------------|
| 1. Main Entry | 11. Nurses Station | 21. Staircase to second floor |
| 2. Vestibule | 12. Supply room | 22. Staircase to basement |
| 3. Corridor | 13. Laboratory | 23. Staircase to attic (2 nd floor) |
| 4. Japanese-Inspired Garden | 14. Multi-doctor workspace | |
| 5. Reception Area | 15. Hall (2 nd floor) | |
| 6. Waiting Area | 16. Relaxation Rooms (2 nd floor) | |
| 7. Administrative Area | 17. Treatment Room (2 nd floor) | |
| 8. Kitchen-break room | 18. Administrative Area (2 nd floor) | |
| 9. Back Office | 19. Client Bathroom | |
| 10. Exam Rooms | 20. Staff Bathroom | |

Dean Maltz Architect

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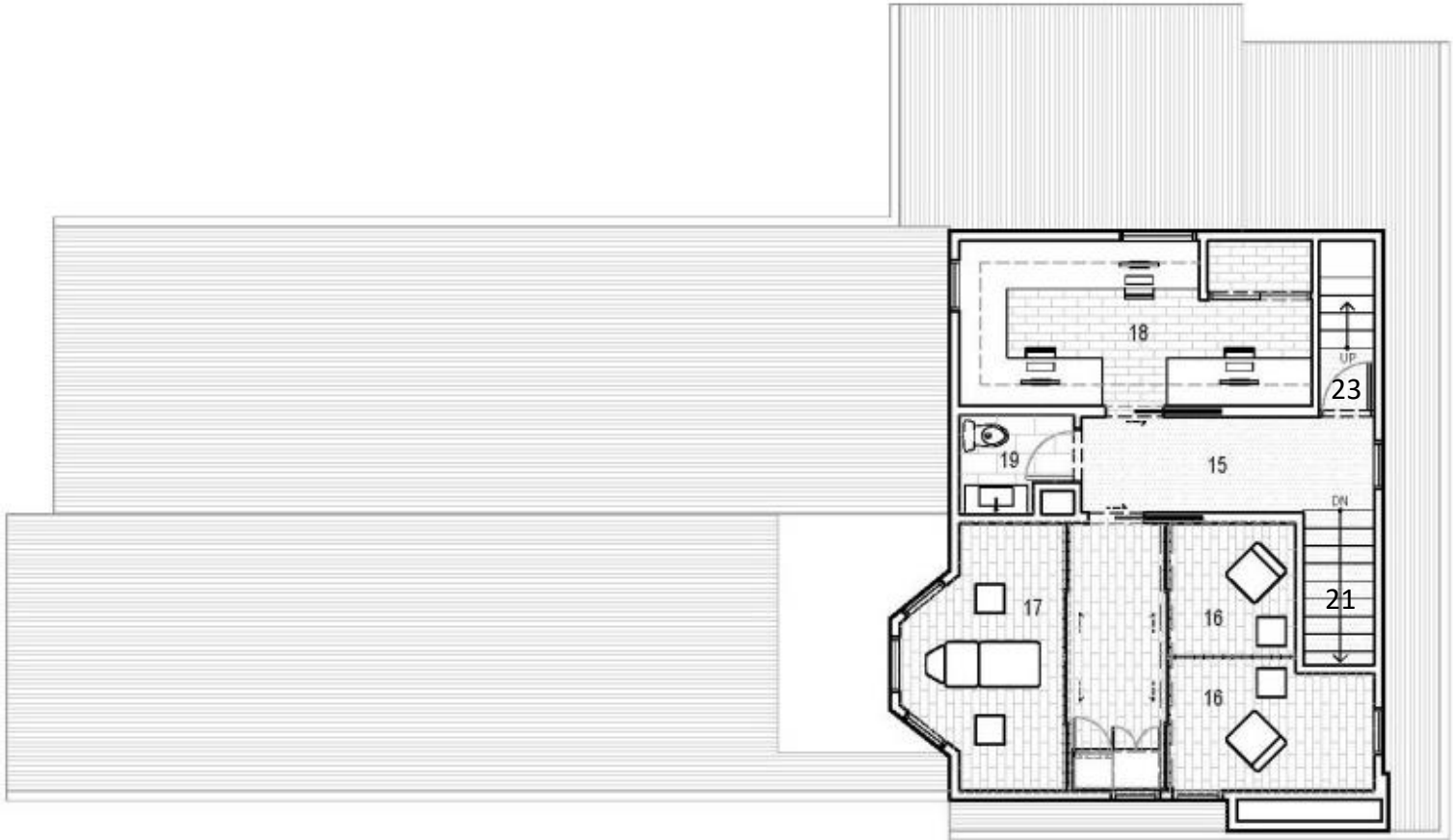
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Second Floor:



Index:

- | | | |
|-----------------------------|-------------------------------------------------|------------------------------------------------|
| 1. Main Entry | 11. Nurses Station | 21. Staircase to second floor |
| 2. Vestibule | 12. Supply room | 22. Staircase to basement |
| 3. Corridor | 13. Laboratory | 23. Staircase to attic (2 nd floor) |
| 4. Japanese-Inspired Garden | 14. Multi-doctor workspace | |
| 5. Reception Area | 15. Hall (2 nd floor) | |
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| 7. Administrative Area | 17. Treatment Room (2 nd floor) | |
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