

TWO-STORY CENTER BEING SOLD BY MEDREAL FOR \$4.5M

Upside Ventures named agent for 21,000 s/f medical center

HEMPSTEAD, NY Upside Ventures has been appointed the exclusive marketing and sales agent for Baldwin Medical Plaza, a 21,000 s/f, two-story medical center located at 865 Merrick Rd., off Grand Ave. Baldwin Medical Plaza, a modern medical facility constructed in 1993 with 14 large doctors' offices, is being sold by Medreal Inc. for \$4.5 million.

The town is enjoying a surge in real estate values as a result of their desirable living conditions, stable economic base and excellent network of accessible roadways, which promote business, industrial and housing development, according to Ralph Trionfo, president of Upside Ventures.

"The 12 year old building is in excellent condition, 80% occupied, and being offered at a significant



discount to replacement cost," said Trionfo. "The property is also conveniently located with easy access and visibility to the high-traffic Southern State Parkway and Sunrise Highway and features ample on-site parking for both patients and doctors. As the newest facility in the immediate area, there is minimal competition for attracting qual-

ity tenants to fill the vacancies."

"The doctors who practice here are original tenants and are affiliated with South Nassau and Mercy Hospitals located nearby," said Trionfo.