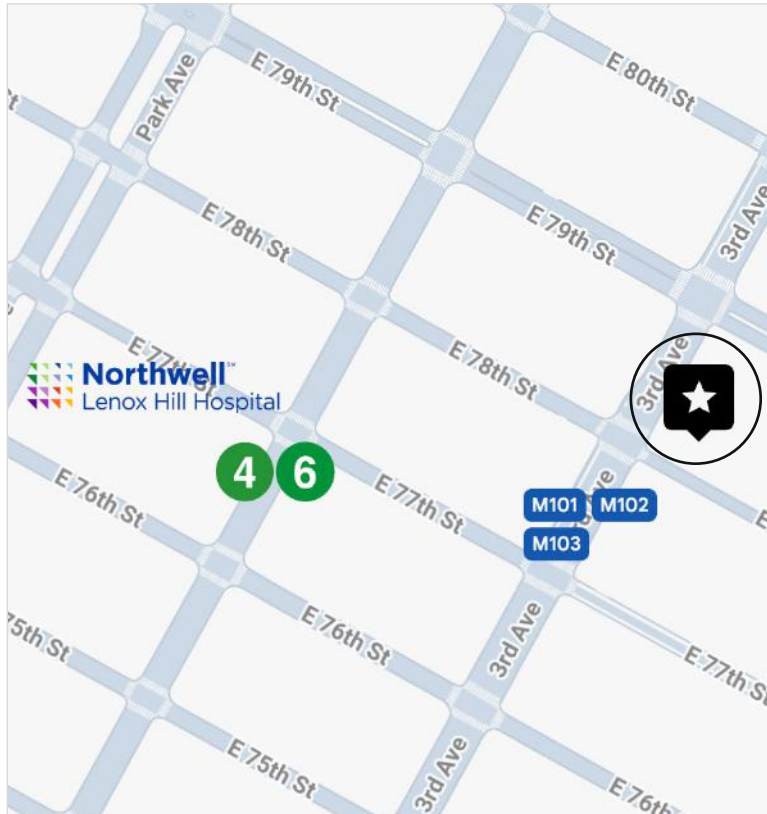




GROUND FLOOR  
**MEDICAL CONDO**  
FOR SALE

PRICE \$1,195,000  
APPROX SIZE 1,141 SQ FT  
COMMON CHARGES \$500 PER MONTH  
REAL ESTATE TAXES \$24,000 PER YEAR



**205 EAST 78TH STREET, 1B1C**  
BETWEEN 2ND AVENUE AND 3RD AVENUE

## LAYOUT

- WAITING AREA
- RECEPTION
- FOUR EXAM ROOMS
- OFFICE/CONSULT
- TWO RESTROOMS

## ADDITIONAL FEATURES

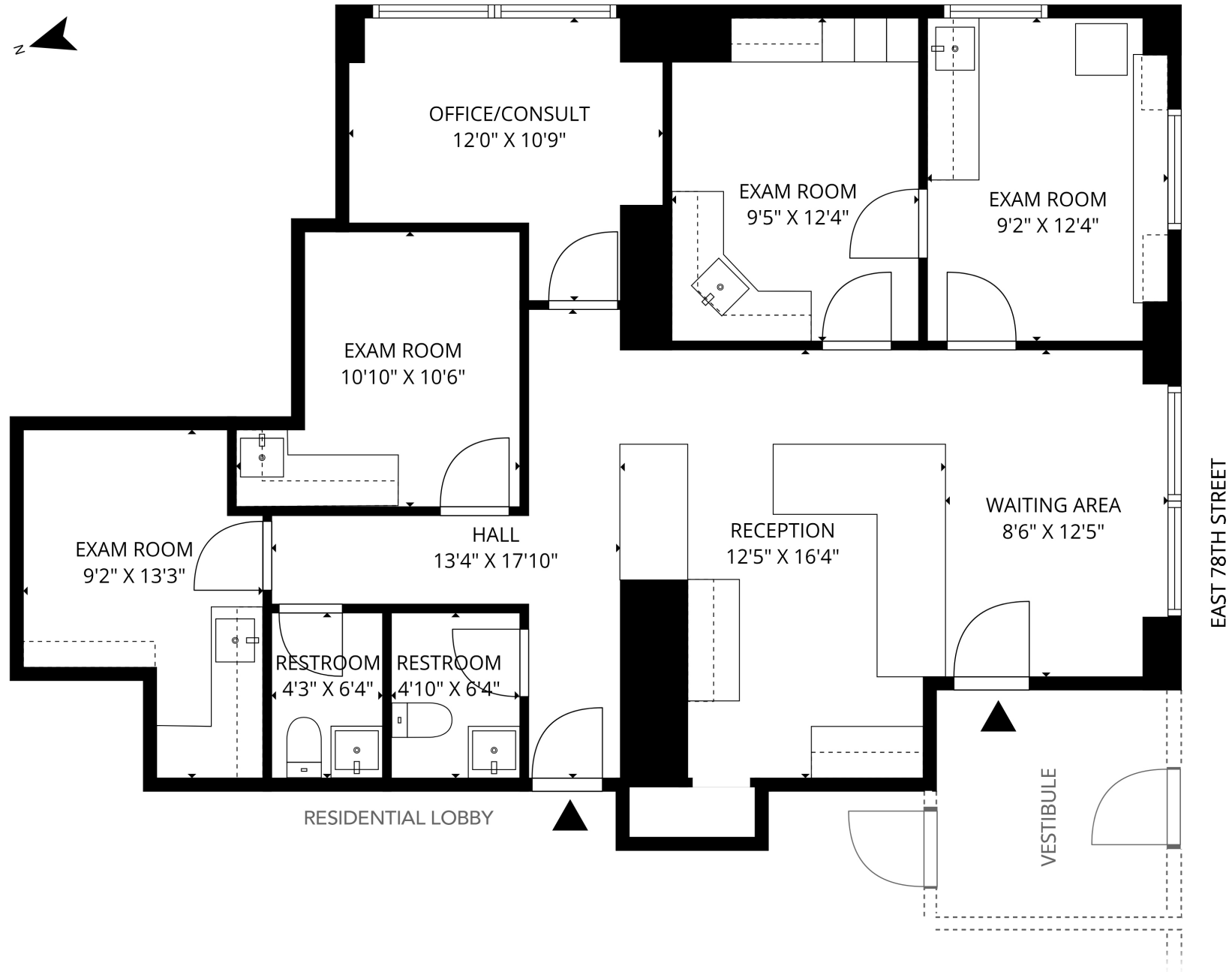
- STREET ENTRANCE WITH SHARED VESTIBULE ON EAST 78TH STREET
- SECONDARY INGRESS/EGRESS VIA RESIDENTIAL LOBBY
- CENTRAL AIR CONDITIONING
- RECESSED AND OVERHEAD LIGHTING
- UP TO 11-FOOT CEILINGS
- ADAPTABLE TO ANY MEDICAL SPECIALTY





# FLOOR PLAN • CURRENT

FOR ILLUSTRATIVE PURPOSES ONLY.  
SIZE AND DIMENSIONS MAY VARY.



**Paul L Wexler**

Licensed Associate Real Estate Broker

P: 212.836.1075

E: PWexler@corcoran.com



**Josef Yadgarov**

Licensed Associate Real Estate Broker

P: 212.836.1097

E: JYadgarov@corcoran.com



**Alisia Ramlochan**

Licensed Associate Real Estate Broker

P: 212.893.1450

E: Alisia.Ramlochan@corcoran.com



**Kurt Herold**

Licensed Associate Real Estate Broker

P: 212.323.3817

E: KHerold@corcoran.com



**Cosmin Bită**

Licensed Real Estate Salesperson

P: 917.602.5754

E: Cosmin.Bită@corcoran.com



**Austin Weinerman**

Licensed Real Estate Salesperson

P: 212.323.3280

E: AWeinerman@corcoran.com



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