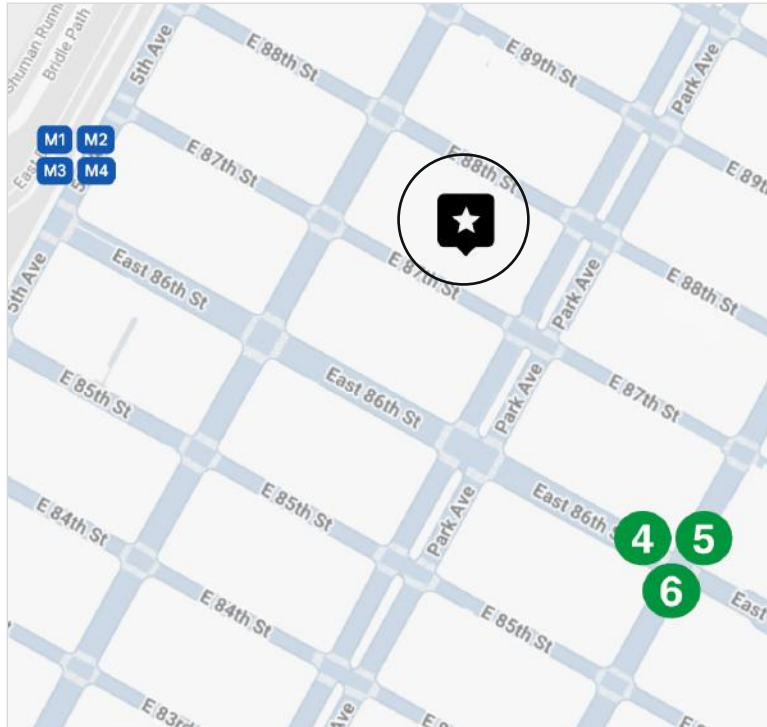




GROUND FLOOR  
**MEDICAL CO-OP**  
FOR SALE

PRICE	\$1,100,000
APPROX SIZE	1,432 SQ FT
MAINTENANCE	\$2,740 PER MONTH
FLIP TAX	1% PAID OF PURCHASE PRICE
FINANCING	65% MAXIMUM



**55 EAST 87TH STREET, SUITE 1C**  
BETWEEN MADISON AVENUE AND PARK AVENUE

## LAYOUT

- FOUR OFFICES/CONSULTS
- WAITING AND RECEPTION
- STAFF KITCHEN/LOUNGE
- TWO RESTROOMS

## ADDITIONAL FEATURES

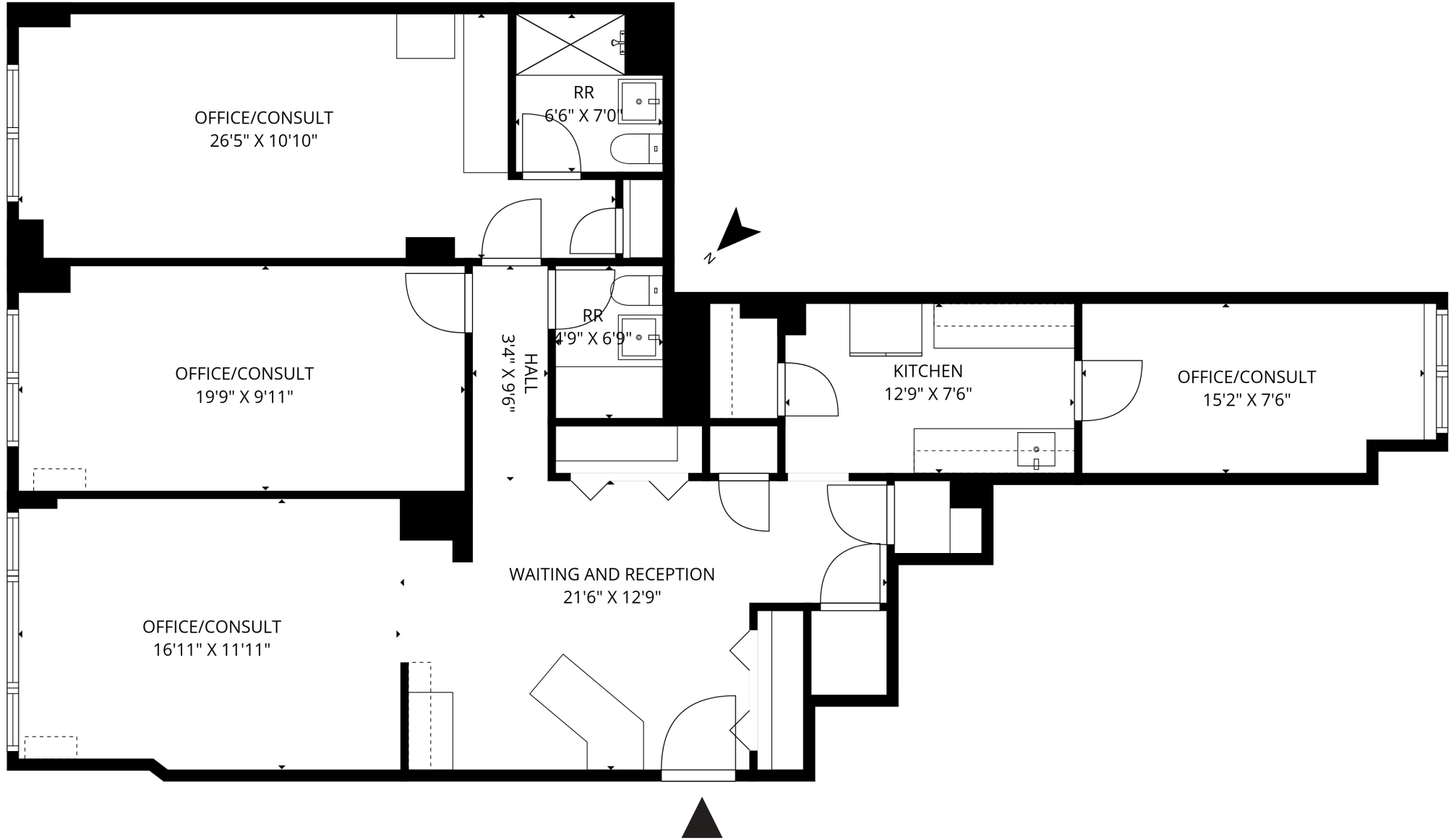
- LOW MAINTENANCE
- OVERSIZED ROOMS
- ADAPTABLE TO ANY MEDICAL SPECIALTY
- OWNER FINANCING AVAILABLE





# FLOOR PLAN • CURRENT

FOR ILLUSTRATIVE PURPOSES ONLY.  
SIZE AND DIMENSIONS MAY VARY.



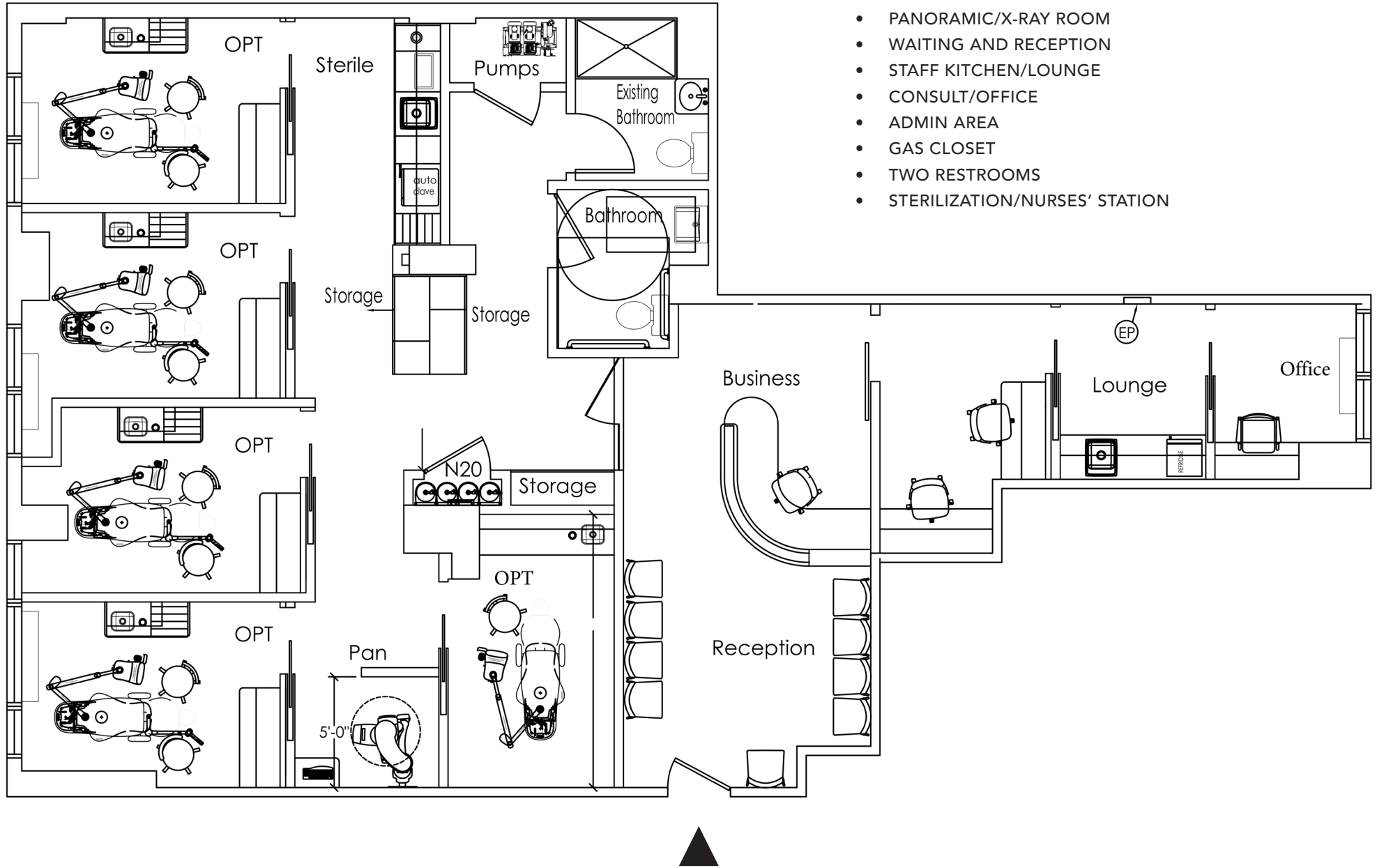
### 3D FLOOR PLAN • CURRENT

FOR ILLUSTRATIVE PURPOSES ONLY.  
SIZE AND DIMENSIONS MAY VARY.



# FLOOR PLAN • PROPOSED DENTAL LAYOUT

FOR ILLUSTRATIVE PURPOSES ONLY.  
SIZE AND DIMENSIONS MAY VARY.



## PROPOSED LAYOUT

- FIVE DENTAL OPERATORIES
- PANORAMIC/X-RAY ROOM
- WAITING AND RECEPTION
- STAFF KITCHEN/LOUNGE
- CONSULT/OFFICE
- ADMIN AREA
- GAS CLOSET
- TWO RESTROOMS
- STERILIZATION/NURSES' STATION

**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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