

## GROUND FLOOR/LOWER LEVEL

## **MEDICAL CO-OP**

**DUPLEX FOR SALE** 

**PRICE** \$2,950,000

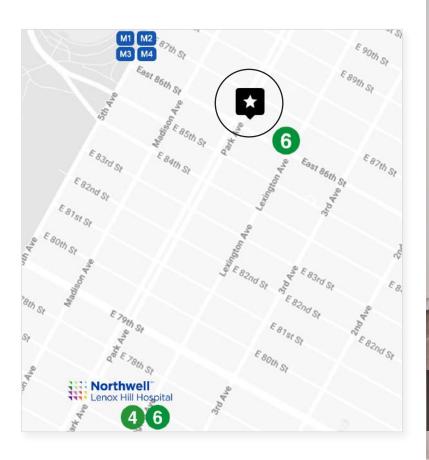
**APPROX SIZE** 2,700 SQ FT

**MAINTENANCE** \$6,659 PER MONTH

**ASSESSMENT** \$799 PER MONTH

**FLIP TAX** 4% PAID BY SELLER

**FINANCING** 50% MAXIMUM





## LAYOUT

- WAITING AREA
- RECEPTION
- ACCREDITED PROCEDURE ROOM
- PROCEDURE PRE-OP/LAB
- RECOVERY ROOM
- FOUR EXAM ROOMS
- THREE OFFICES/CONSULTS
- TWO RESTROOMS

## **ADDITIONAL FEATURES**

- PRIVATE STREET ENTRANCE ON PARK AVENUE
- SAVARIA STAIR LIFT
- GENESIS VERTICAL LIFT
- PRISTINE INSTALLATION
- CEILING MOUNTED SPEAKER SYSTEM
- CENTRAL AIR CONDITIONING
- ADAPTABLE TO ANY MEDICAL SPECIALTY







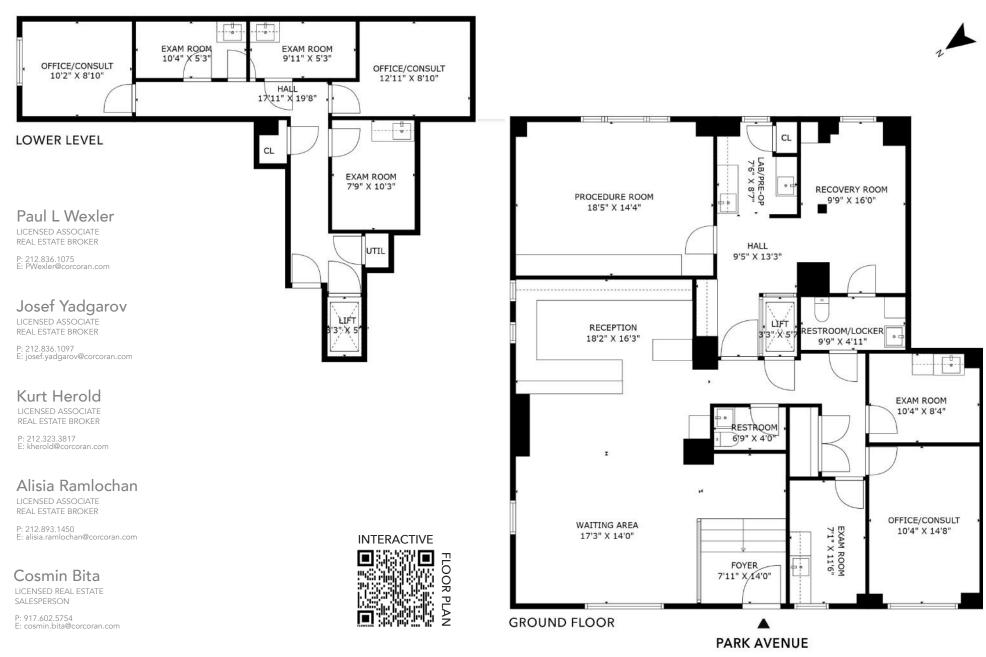












FLOOR PLAN SFOR ILLUSTRATIVE PURPOSES ONLY

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