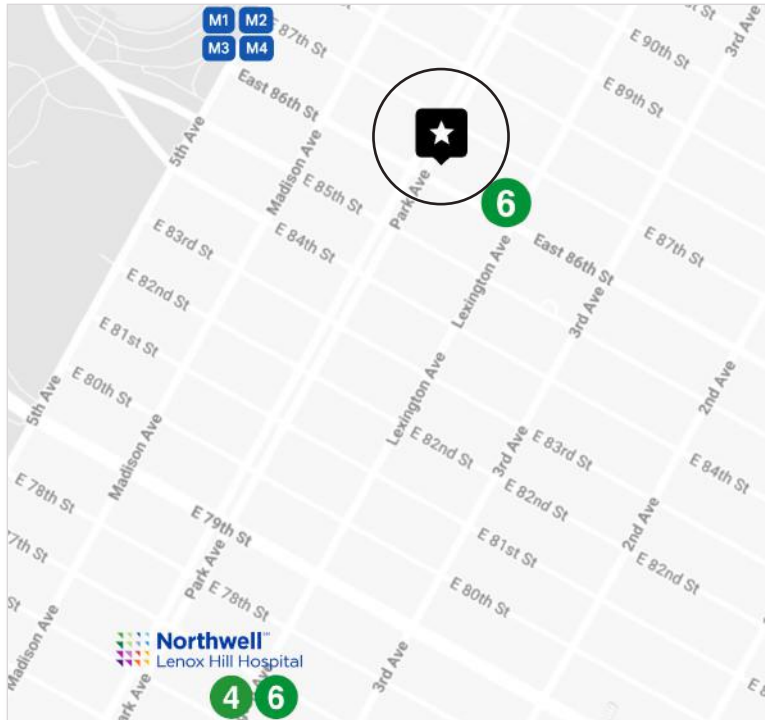




GROUND FLOOR/LOWER LEVEL  
**MEDICAL CO-OP**  
DUPLEX FOR SALE

PRICE	\$2,950,000
APPROX SIZE	2,700 SQ FT
MAINTENANCE	\$6,659 PER MONTH
ASSESSMENT	\$799 PER MONTH
FLIP TAX	4% OF PURCHASE PRICE
FINANCING	50% MAXIMUM



**1045 PARK AVENUE, SUITE 1AB**  
BETWEEN EAST 86TH AND EAST 87TH STREET

## LAYOUT

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

## ADDITIONAL FEATURES

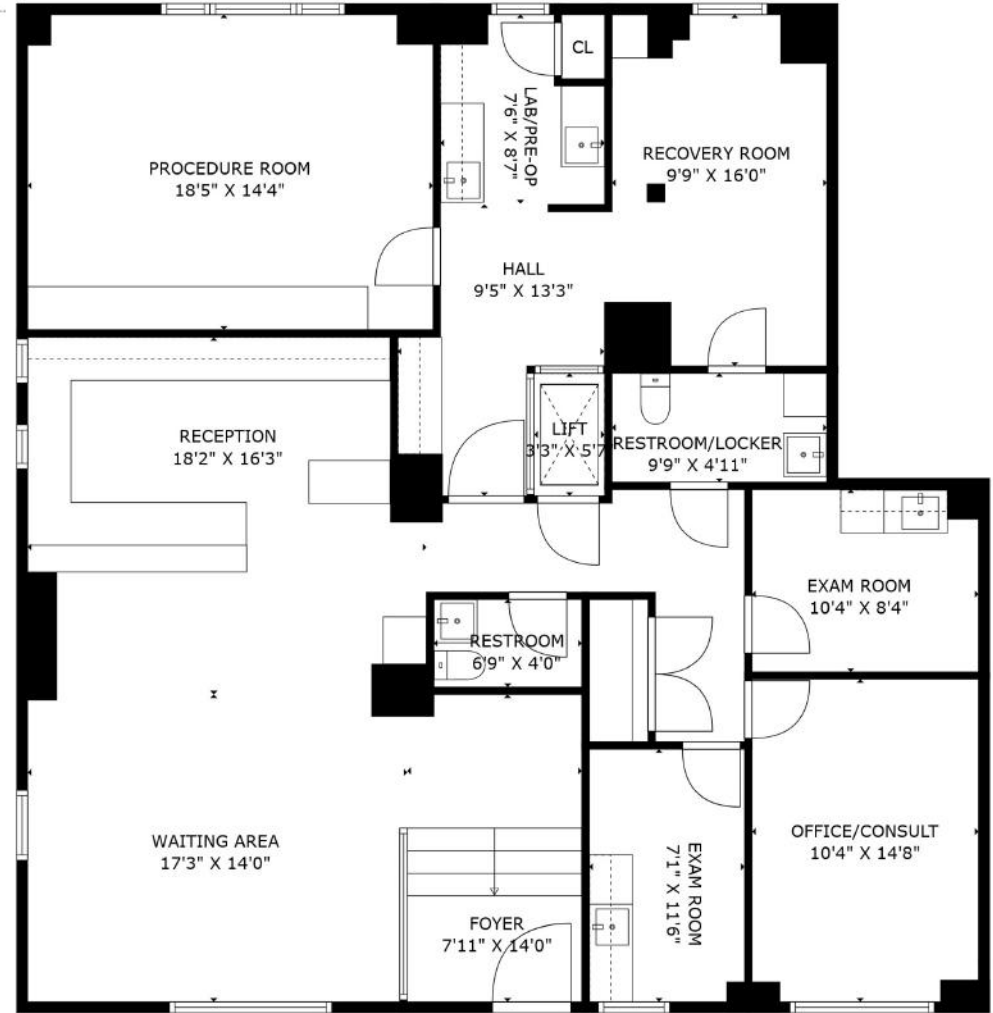
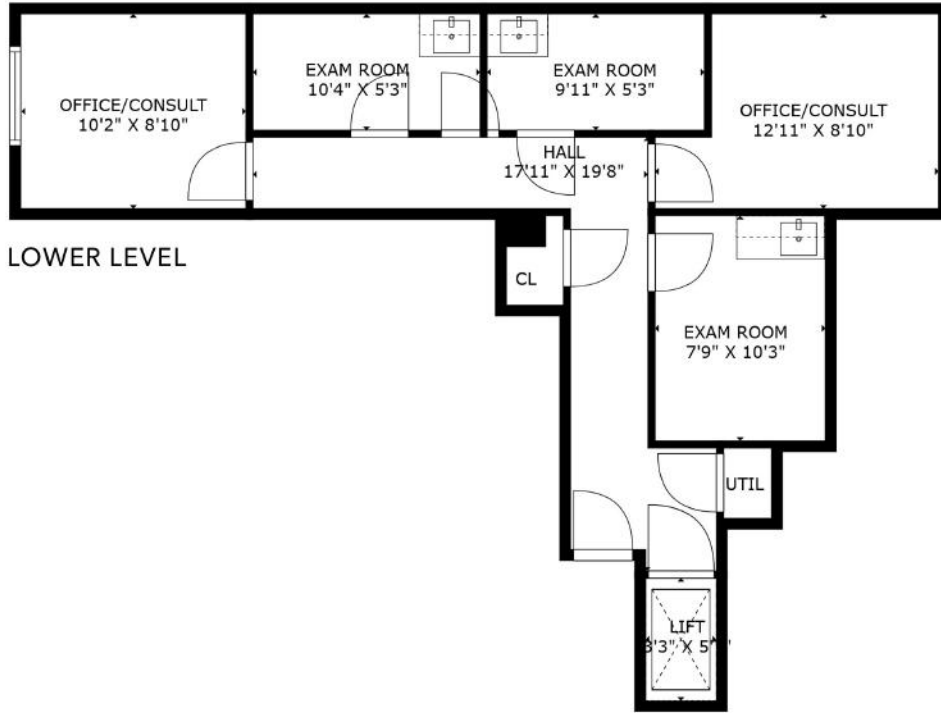
- PRIVATE STREET ENTRANCE ON PARK AVENUE
- SAVARIA STAIR LIFT
- GENESIS VERTICAL LIFT
- PRISTINE INSTALLATION
- CEILING MOUNTED SPEAKER SYSTEM
- CENTRAL AIR CONDITIONING
- ADAPTABLE TO ANY MEDICAL SPECIALTY





# FLOOR PLAN • CURRENT

FOR ILLUSTRATIVE PURPOSES ONLY.  
SIZE AND DIMENSIONS MAY VARY.



GROUND FLOOR

▲  
PARK AVENUE



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