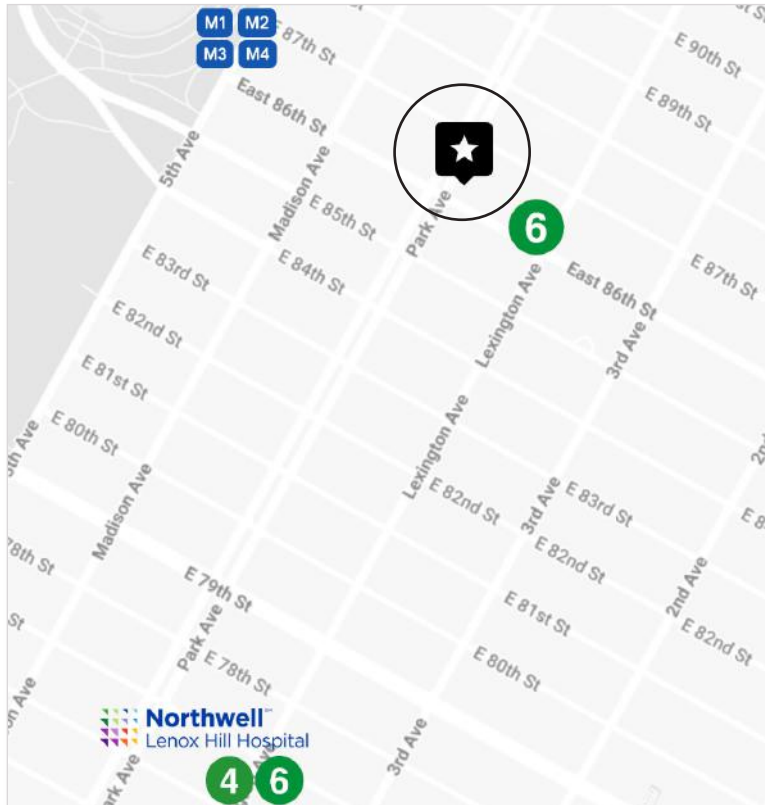


GROUND FLOOR/LOWER LEVEL
MEDICAL CO-OP
DUPLEX FOR SALE

PRICE	\$3,150,000
APPROX SIZE	2,700 SQ FT
MAINTENANCE	\$6,659 PER MONTH
ASSESSMENT	\$799 PER MONTH
FLIP TAX	4% PAID BY SELLER
FINANCING	50% MAXIMUM



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

LAYOUT

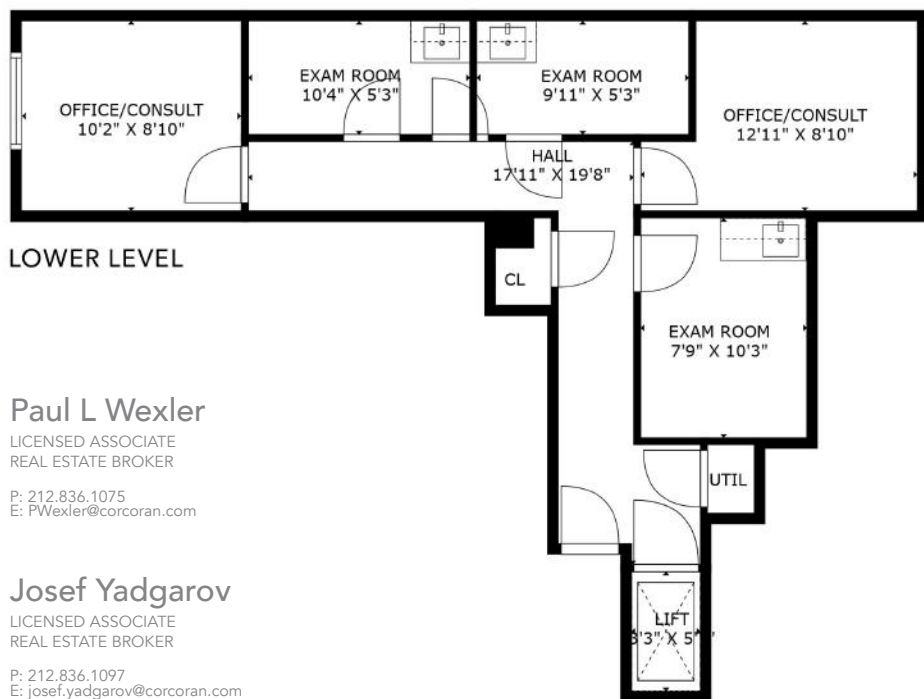
- WAITING AREA
- RECEPTION
- ACCREDITED PROCEDURE ROOM
- PROCEDURE PRE-OP/LAB
- RECOVERY ROOM
- FOUR EXAM ROOMS
- THREE OFFICES/CONSULTS
- TWO RESTROOMS

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







Kurt Herold
LICENSED ASSOCIATE
REAL ESTATE BROKER

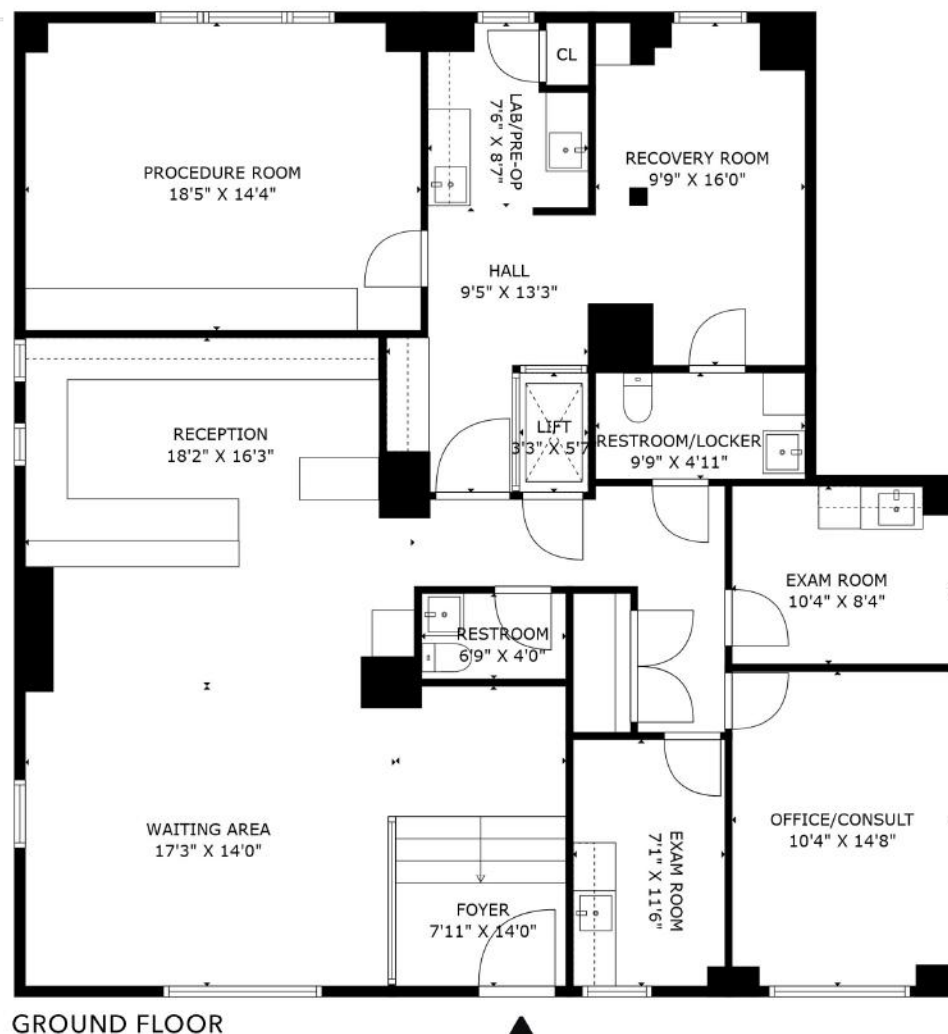
P: 212.323.3817
E: kherold@corcoran.com

Alisia Ramlochan
LICENSED ASSOCIATE
REAL ESTATE BROKER

P: 212.893.1450
E: alisia.ramlochan@corcoran.com

Cosmin Bită
LICENSED REAL ESTATE
SALESPERSON

P: 917.602.5754
E: cosmin.bită@corcoran.com



PARK AVENUE

FLOOR PLAN SFOR ILLUSTRATIVE PURPOSES ONLY

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