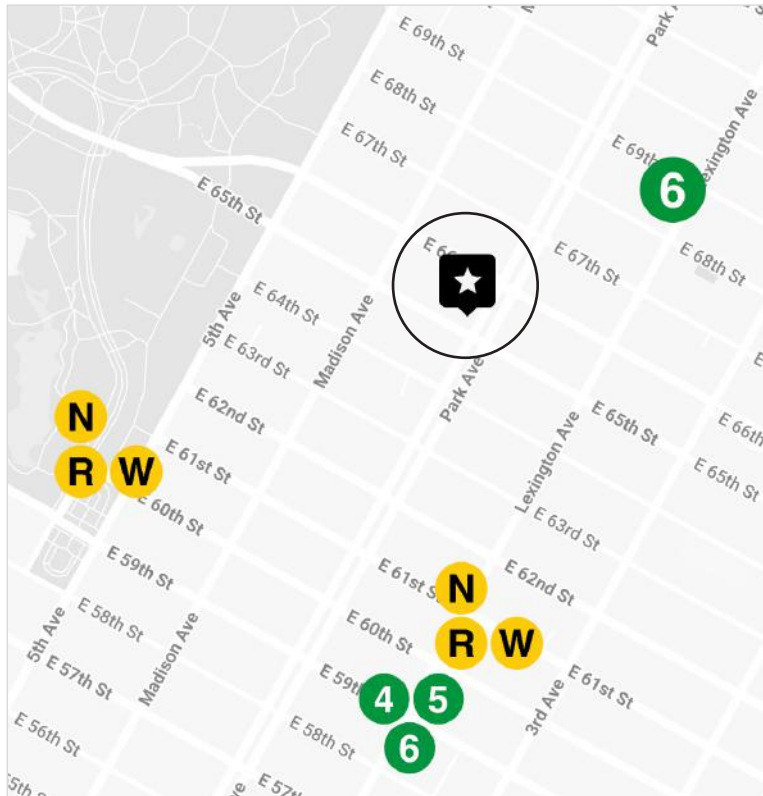


GROUND FLOOR **MEDICAL CO-OP** FOR SALE

PRICE	\$2,675,000
APPROX SIZE	2,000 SQ FT
MAINTENANCE	\$6,400 PER MONTH
FLIP TAX	3% PAID BY BUYER
FINANCING	50% MAXIMUM



620 PARK AVENUE, GF
CORNER OF PARK AVENUE AND 65TH STREET

LAYOUT

- WAITING ROOM
- RECEPTION
- QUAD-A CERTIFIED OPERATING ROOM
- PREP-OP ROOM
- TWO-BAY RECOVERY ROOM
- THREE EXAM ROOMS
- OFFICE/CONSULT
- KITCHENETTE WITH WASHER AND DRYER
- LAB
- STORAGE ROOM
- TWO ADA RESTROOMS

ADDITIONAL FEATURES

- PRIVATE STREET ENTRANCE EAST 65TH STREET
- ADDITIONAL INGRESS (DIVISIBLE INTO TWO DISCRETE SUITES)
- PRISTINE INSTALLATION
- CENTRAL AIR CONDITIONING
- WINDOWS FACING EAST 65TH AND PARK AVENUE
- ADAPTABLE TO ANY MEDICAL SPECIALTY







FLOOR PLAN FOR ILLUSTRATIVE PURPOSES ONLY.



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