

## GROUND FLOOR MEDICAL CO-OP FOR SALE

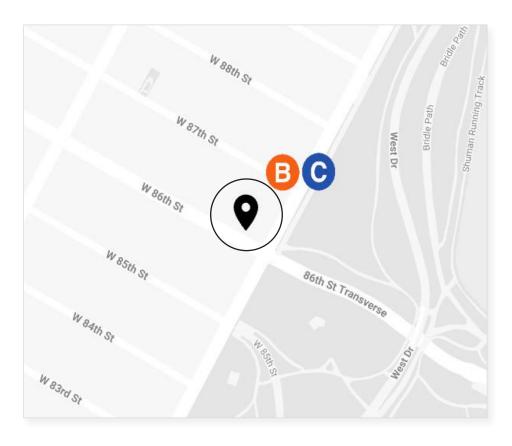
**PRICE** \$395,000

**APPROX SIZE** 1,270 SQ FT

MAINTENANCE \$5,941/MO

**FLIP TAX** 2% OF TOTAL PURCHASE PRICE

**FINANCING** 50% MAXIMUM





## **SUITE 1G**

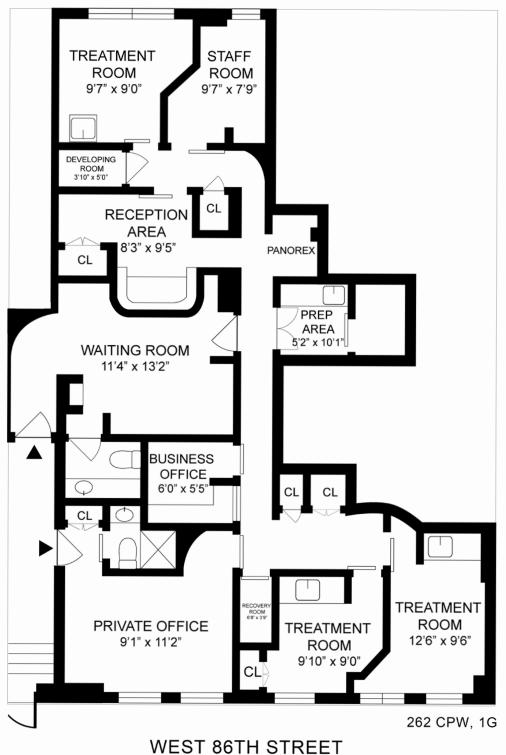
## **LAYOUT**

- WAITING AREA
- RECEPTION
- THREE EXAM ROOMS
- PREP AREA
- RECOVERY ROOM
- DEVELOPING ROOM
- OFFICE/CONSULT
- ADMINISTRATIVE AREA
- STAFF ROOM
- TWO RESTROOMS

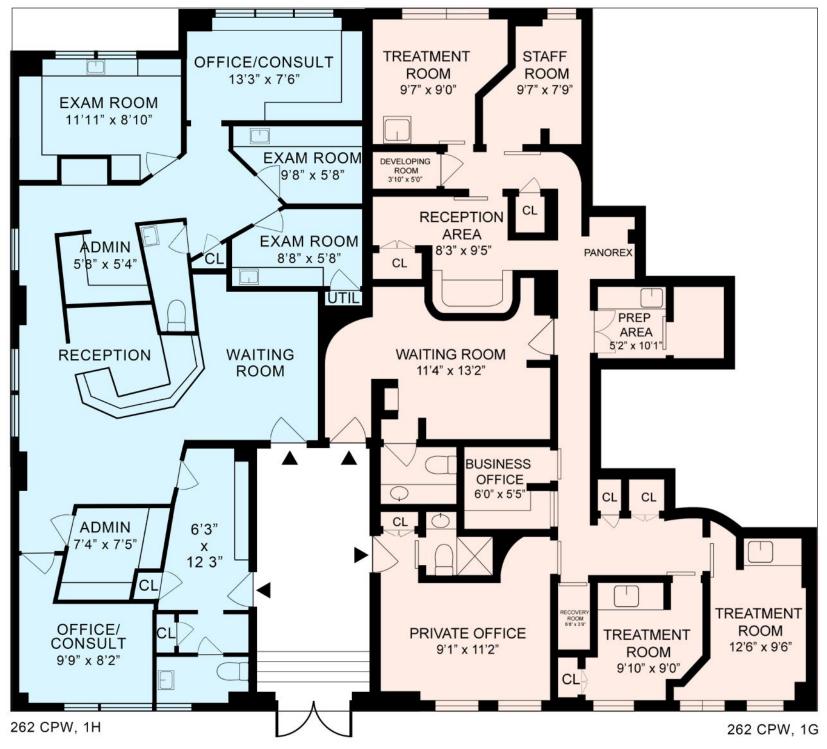
## **ADDITIONAL FEATURES**

- ENTRANCE ON WEST 86TH STREET, SHARED WITH SUITE 1H
- ADAPTABLE TO ANY MEDICAL SPECIALTY
- CAN BE COMBINED WITH WITH SUITE 1H (2,270 SF TOTAL)





FLOOR PLAN FOR ILLUSTRATIVE PURPOSES ONLY





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: josef.yadgarov@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 Bita

LICENSED REAL ESTATE SALESPERSON

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

Real estate agents affiliated with The Corcoran Group are independent contractors and are not employees of The Corcoran Group. Equal Housing Opportunity. The Corcoran Group is a licensed real estate broker located at 590 Madison Ave, NY, NY 10022. All information furnished regarding property for sale or rent or regarding financing is from sources deemed reliable, but Corcoran makes no warranty or representation as to the accuracy thereof. All property information is presented subject to errors, omissions, price changes, changed property conditions, and withdrawal of the property from the market, without notice.