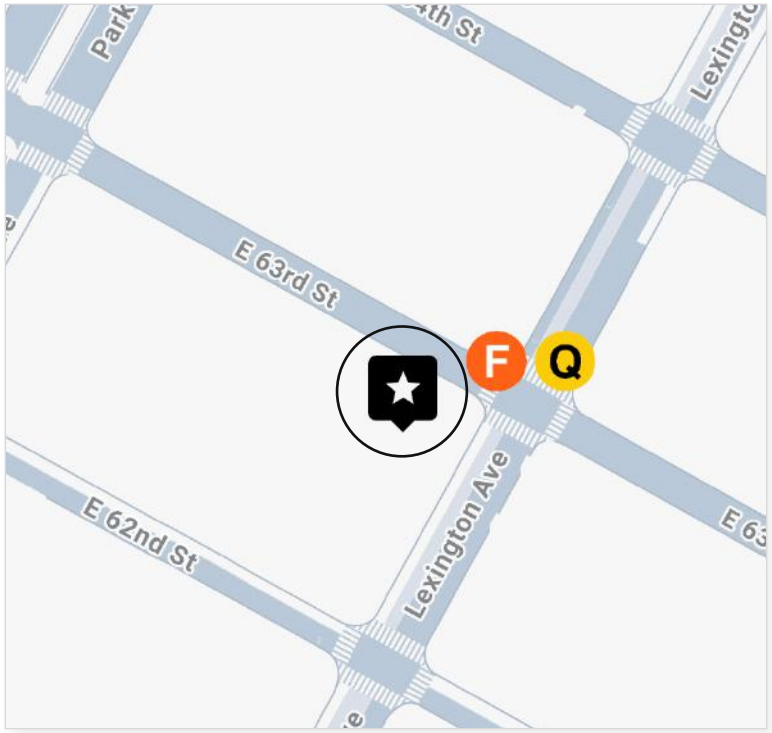
WEXLER HEALTHCARE & COMMERCIAL PROPERTIES
TEAM AT THE CORCORAN GROUP

GROUND FLOOR

MEDICAL CO-OP

FOR SALE

PRICE	$695,000
APPROX SIZE	600 SQ FT
MAINTENANCE	$2,075 PER MONTH
ASSESSMENT	$344.90 PER MONTH
FLIP TAX	2% PAID BY BUYER
FINANCING	90% MAXIMUM



130 EAST 63RD STREET, SUITE 1A

BETWEEN PARK AVENUE AND LEXINGTON AVENUE

LAYOUT

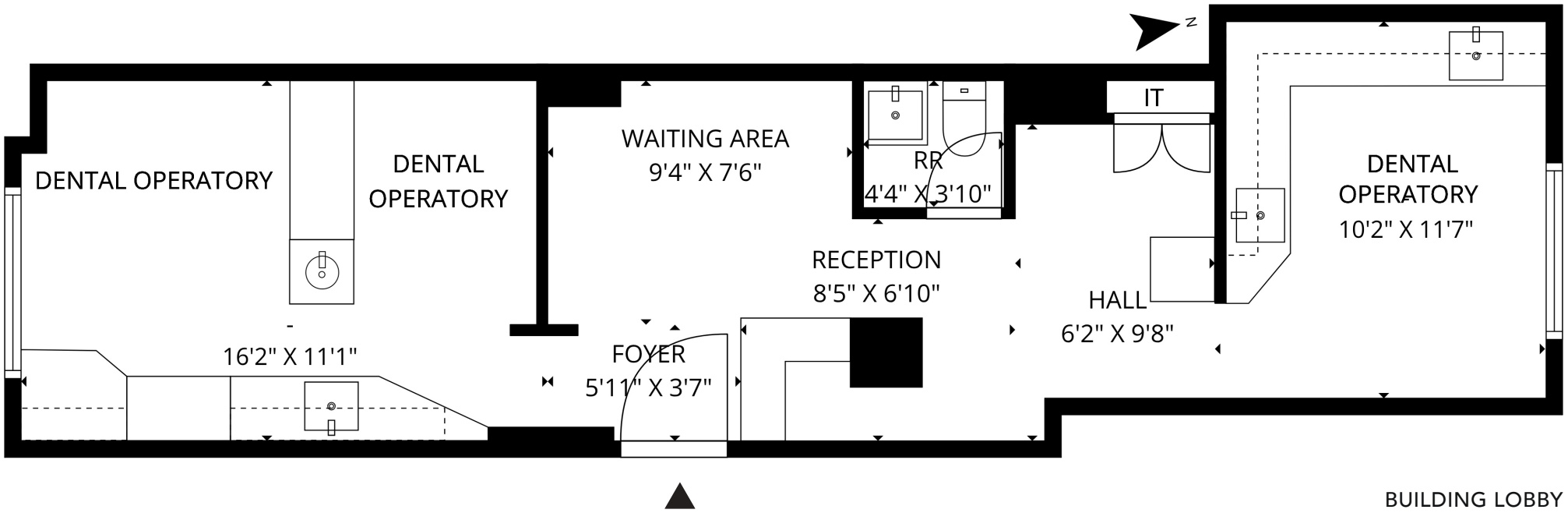
- WAITING AREA
- RECEPTION
- THREE DENTAL OPERATORIES
- IT CLOSET
- RESTROOM

ADDITIONAL FEATURES

- 11.5-FOOT CEILINGS
- RECESSED AND OVERHEAD LIGHTING
- TILE FLOORING
- OPERATORIES PLUMBED FOR DENTAL USE
- TELEVISION MOUNTS IN OPERATORIES
- SPLIT UNIT AIR CONDITIONING
- PARKING GARAGE ON BLOCK
- ADAPTABLE TO ANY MEDICAL SPECIALTY

FLOOR PLAN • CURRENT

FOR ILLUSTRATIVE PURPOSES ONLY.
SIZE AND DIMENSIONS MAY VARY.



WEXLER HEALTHCARE & COMMERCIAL PROPERTIES
TEAM AT THE CORCORAN GROUP

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: JYadgarov@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

Austin Weinerman
Licensed Real Estate Salesperson

P: 212.323.3280
E: AWeinerman@corcoran.com

FIND THE PERFECT SPACE AT
WEXLERHEALTHCAREPROPERTIES.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.