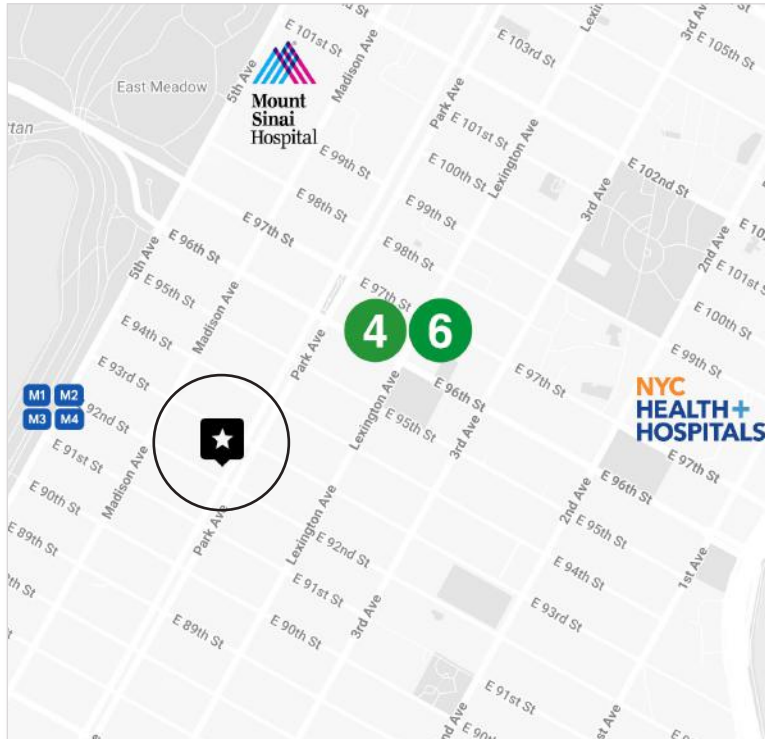


GROUND FLOOR
MEDICAL CO-OP
FOR SALE

PRICE	\$1,675,000
APPROX SIZE	2,200 SQ FT 1,850 SQ FT OFFICE 350 SQ FT STORAGE
MAINTENANCE	\$7,500 PER MONTH
FLIP TAX	2% PAID BY BUYER
FINANCING	50% MAXIMUM



1160 PARK AVENUE, SUITE 1A1C
BETWEEN EAST 92ND AND EAST 93RD STREETS

LAYOUT

- WAITING ROOM
- RECEPTION
- TWO OFFICES/CONSULTS
- SIX EXAM ROOMS
- FIVE RESTROOMS

ADDITIONAL FEATURES

- 1,850 SF MAIN OFFICE SUITE PLUS 350 SF STORAGE/OFFICE OFF THE LOBBY
- SHARED STREET ENTRANCE SEPARATE FROM THE MAIN LOBBY
- SECONDARY INGRESS/EGRESS ON EAST 92ND STREET
- ADDITIONAL STORAGE/OFFICE SPACE FOR RECORDS OR ADMIN USE
- ADAPTABLE TO ANY MEDICAL SPECIALTY





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 Bitu

LICENSED REAL ESTATE
SALESPERSON

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

Austin Weinerman

LICENSED REAL ESTATE
SALESPERSON

P: 212.323.3280
E: AWeinerman@corcoran.com