

# **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



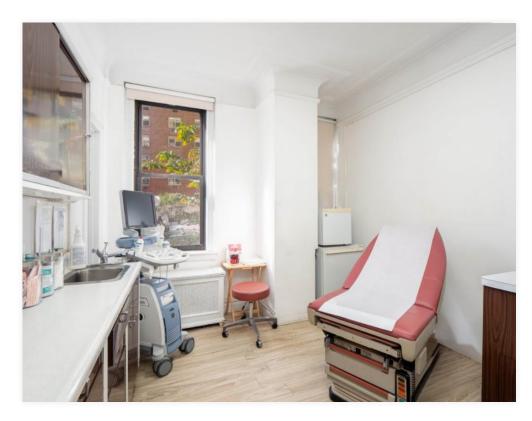


#### LAYOUT

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

### **ADDITIONAL FEATURES**

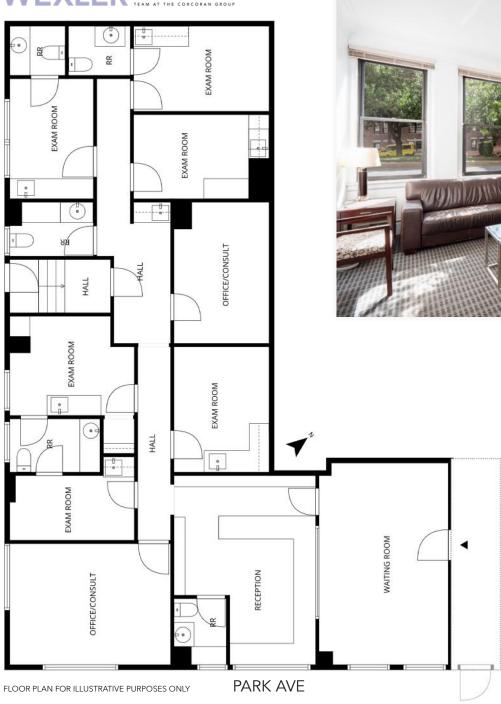
- 1,850 SF MAIN OFFICE SUITE PLUS 350 SF STORAGE/OFFICE OFF THE LOBBY
- SHARED STREET ENTRANCE SEPARATE FROM THE MAIN LOBBY
- SECONDARY INGRESS/EGRESS ON EAST 92ND STREET
- ADDITIONAL STORAGE/OFFICE SPACE FOR RECORDS OR ADMIN USE
- ADAPTABLE TO ANY MEDICAL SPECIALTY







# WEXLER HEALTHCARE & COMMERCIAL PROPERTIES



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