

# **GROUND FLOOR**

# **MEDICAL CO-OP**

FOR SALE

**PRICE** \$2,700,000

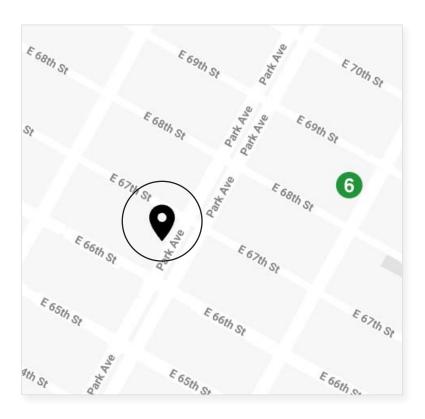
**APPROX SIZE** 2,337 SQ FT

**MAINTENANCE** \$7,500 PER MONTH

**ASSESSMENT** \$697 PER MONTH

**FLIP TAX** 2% PAID BY BUYER

**FINANCING** 50% MAXIMUM





#### LAYOUT

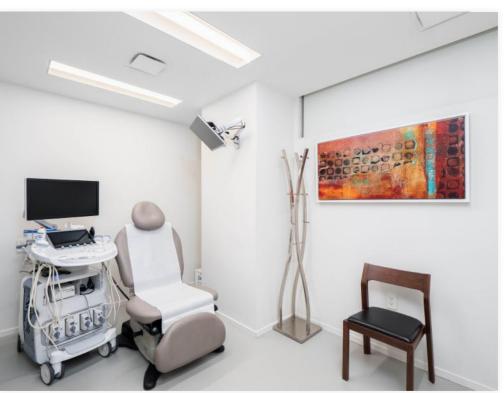
- WAITING ROOM
- RECEPTION
- THREE EXAM ROOMS
- TWO OFFICES/CONSULTS
- ADMIN AREA
- NURSES' STATION
- STAFF KITCHEN/LOUNGE
- THREE RESTROOMS
  ONE OF WHICH IS LOCATED IN THE PRIMARY OFFICE/CONSULT

#### **ADDITIONAL FEATURES**

- PRIVATE STREET ENTRANCE ON PARK AVENUE
- PRISTINE INSTALLATION
- EGRESS TO BUILDING LOBBY
- WINDOWS FACING PARK AVENUE AND EAST 67TH STREET
- SECURITY SYSTEM
- MULTI-ZONE CENTRAL AIR CONDITIONING
- ADAPTABLE TO ANY MEDICAL SPECIALTY





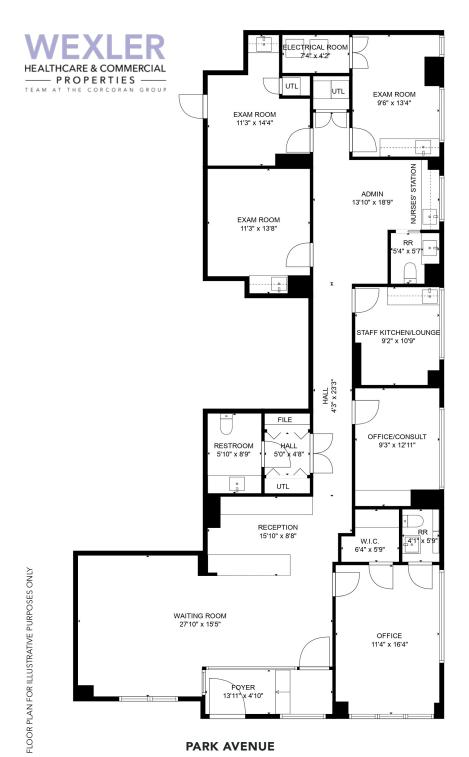


















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