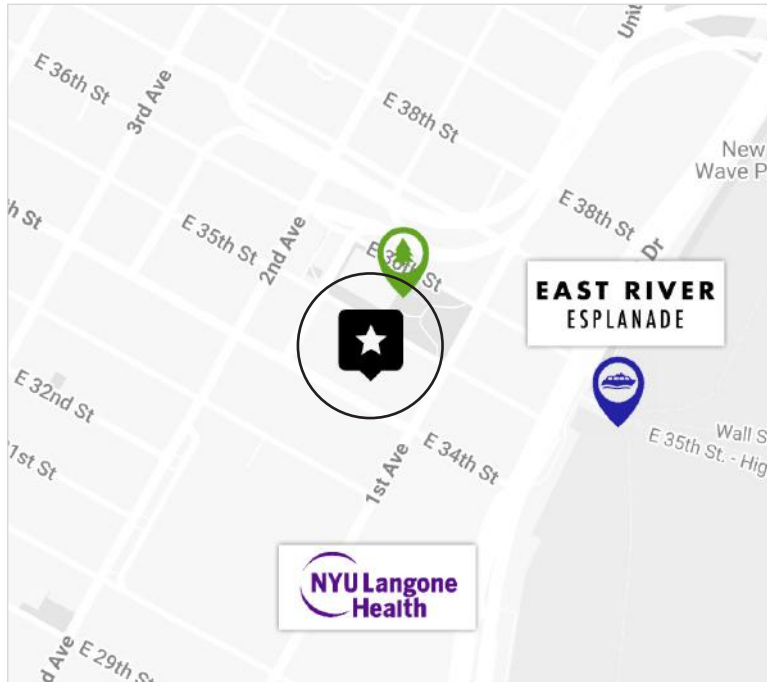




# GROUND FLOOR **MEDICAL CONDO** FOR SALE

PRICE	\$1,808,000
APPROX SIZE	2,260 SQ FT
COMMON CHARGES	\$1,728.37 PER MONTH
REAL ESTATE TAXES	\$41,076.54 PER YEAR
FINANCING	90% MAXIMUM

POSSIBLE RESIDENTIAL CONVERSION PENDING APPROVALS.



**333 EAST 34TH STREET, 1ABC**  
BETWEEN 1ST AND 2ND AVENUE

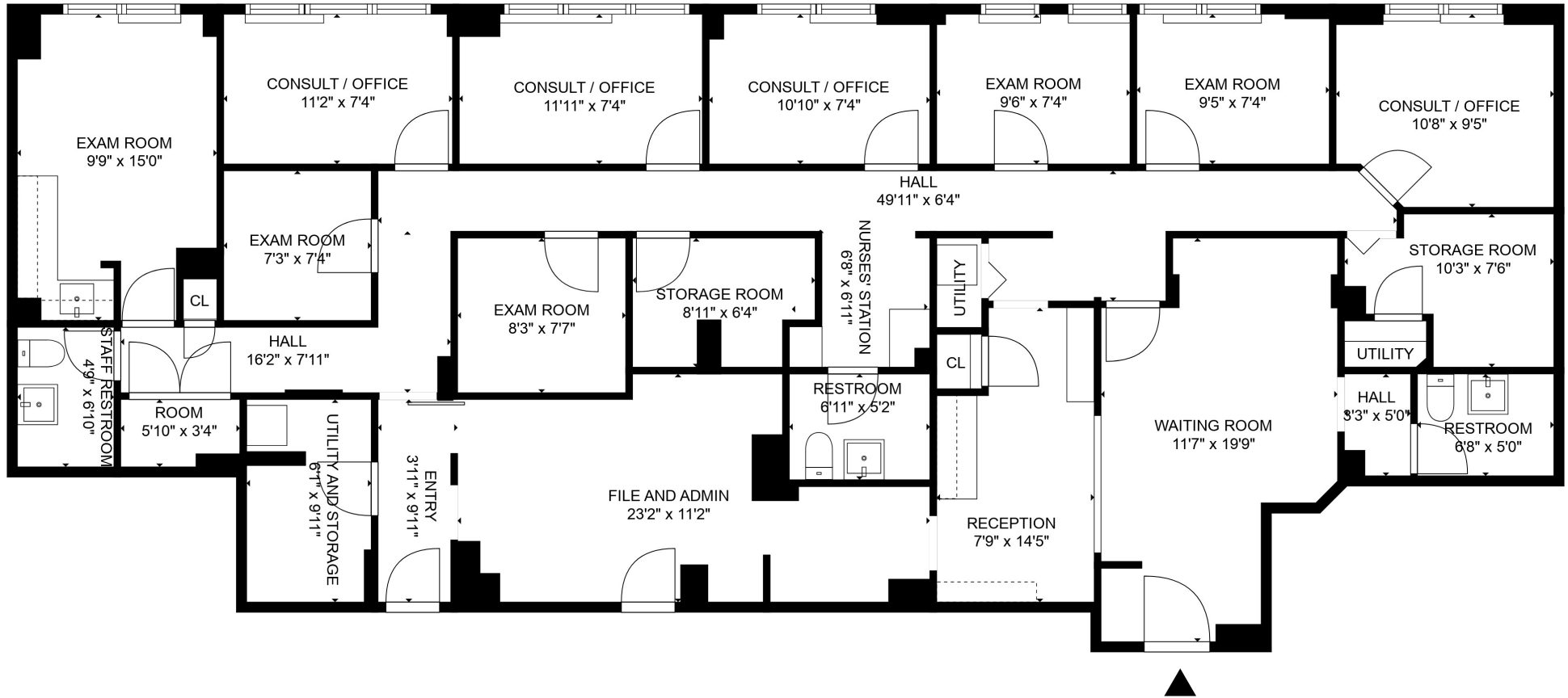
## LAYOUT

- WAITING ROOM
- RECEPTION
- FILE/ADMIN AREA
- FIVE EXAM ROOMS
- FOUR CONSULTS
- THREE RESTROOMS
- THREE STORAGE ROOMS/CLOSETS
- NURSES' STATION



# FLOOR PLAN • CURRENT

FOR ILLUSTRATIVE PURPOSES ONLY.  
SIZE AND DIMENSIONS MAY VARY.



**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 Bită**

Licensed Real Estate Salesperson

P: 917.602.5754

E: Cosmin.Bită@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.