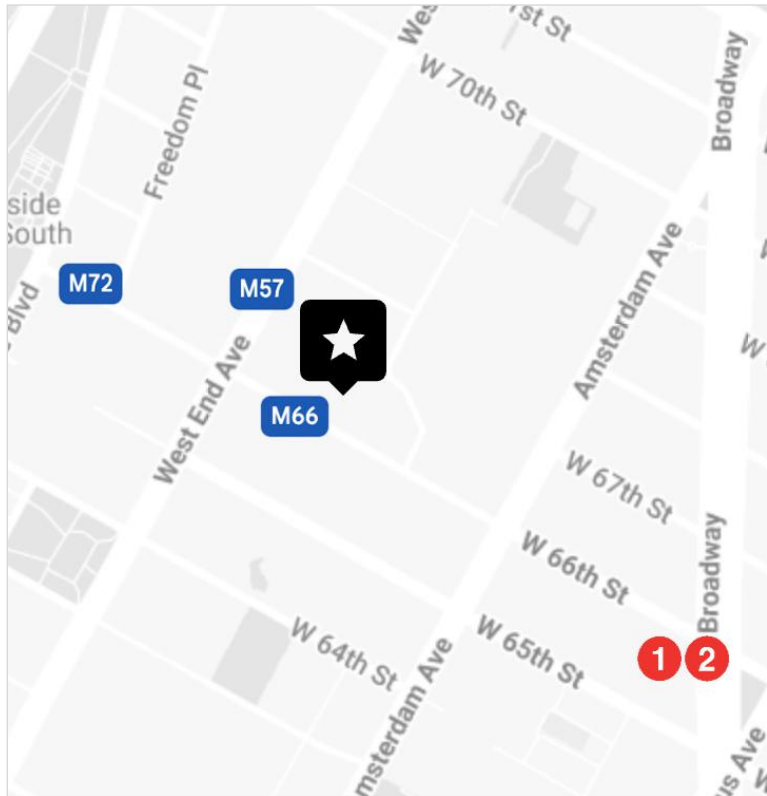




GROUND FLOOR
MEDICAL CONDO
FOR SALE

PRICE	\$799,000
APPROX SIZE	1,207 SQ FT
COMMON CHARGES	\$1,207.04 PER MONTH
REAL ESTATE TAXES	\$19,298.92 PER YEAR
FINANCING	90% MAXIMUM



140 WEST END AVENUE, SUITE 1H
CORNER OF WEST END AVENUE AND WEST 66TH STREET

LAYOUT

- WAITING AREA
- RECEPTION AREA
- SIX LARGE ROOMS
IDEAL FOR OFFICES/CONSULTS, EXAM ROOMS, PROCEDURE ROOMS, AND MORE
- FOUR STORAGE ROOMS/CLOSETS
- IT CLOSET
- TWO RESTROOMS

ADDITIONAL FEATURES

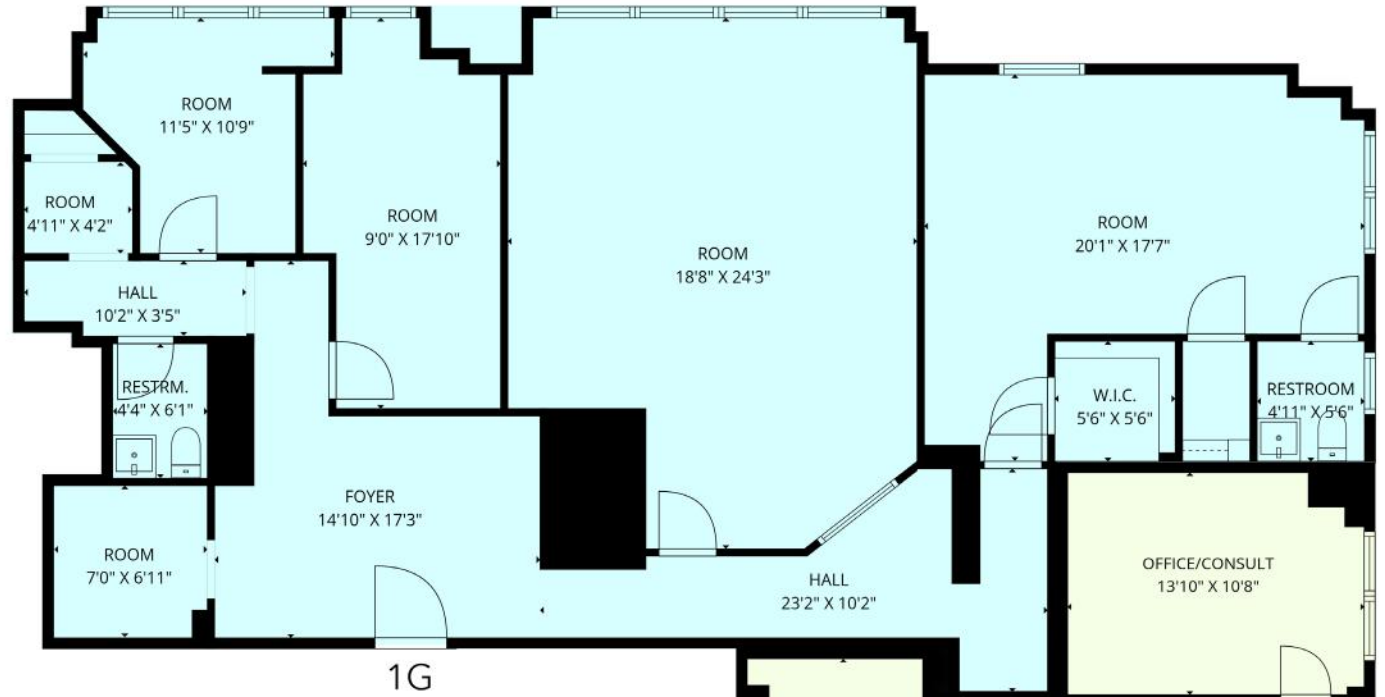
- WIRED FOR SPEAKERS
- POTENTIAL FOR RESIDENTIAL CONVERSION
PENDING PROPER APPROVALS
- EASILY ACCESSIBLE TO PUBLIC TRANSPORTATION
- ADAPTABLE TO ANY MEDICAL SPECIALTY



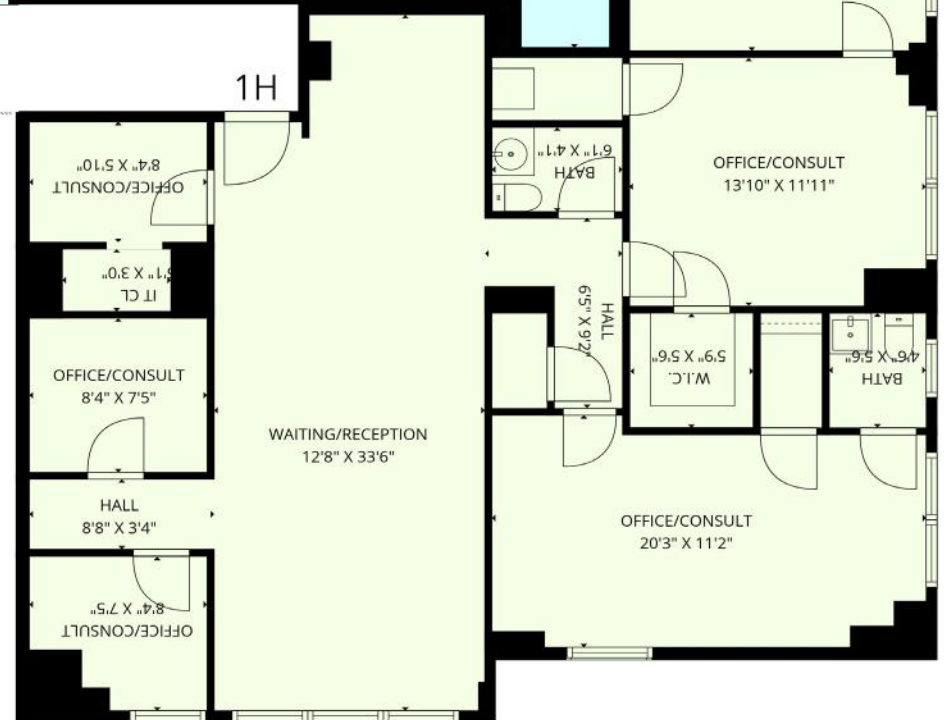
FLOOR PLAN • CURRENT

FOR ILLUSTRATIVE PURPOSES ONLY.
SIZE AND DIMENSIONS MAY VARY.

SUITE 1G



SUITE 1H



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