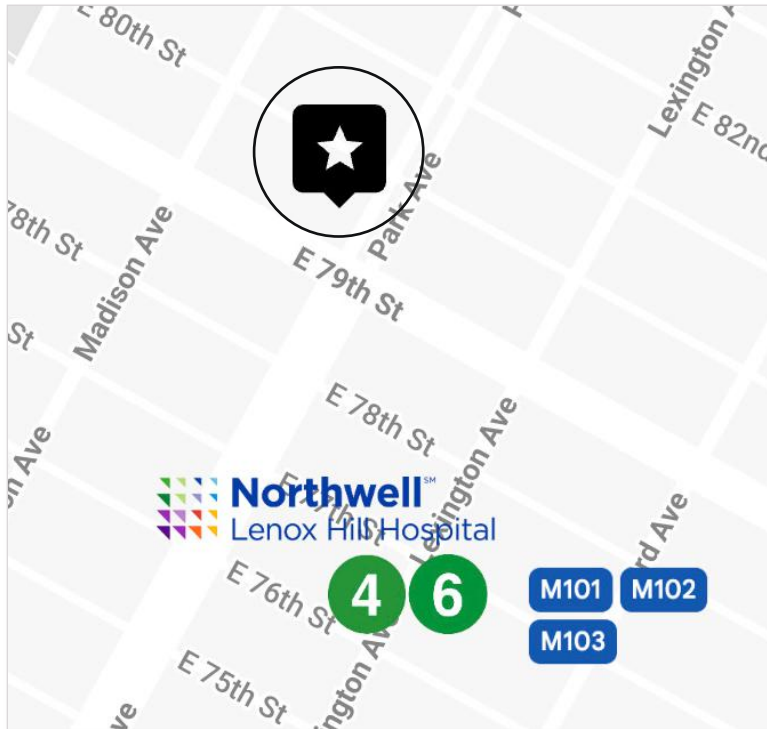




GROUND FLOOR  
**MEDICAL CONDO**  
FOR SALE

PRICE	\$2,700,000
APPROX SIZE	1,500 SQ FT
COMMON CHARGES	\$3,237 PER MONTH
REAL ESTATE TAX	\$13,096 PER YEAR
FINANCING	90% MAXIMUM



**900 PARK AVENUE, SUITE NR2**  
CORNER OF PARK AVE AND EAST 79TH STREET

## LAYOUT

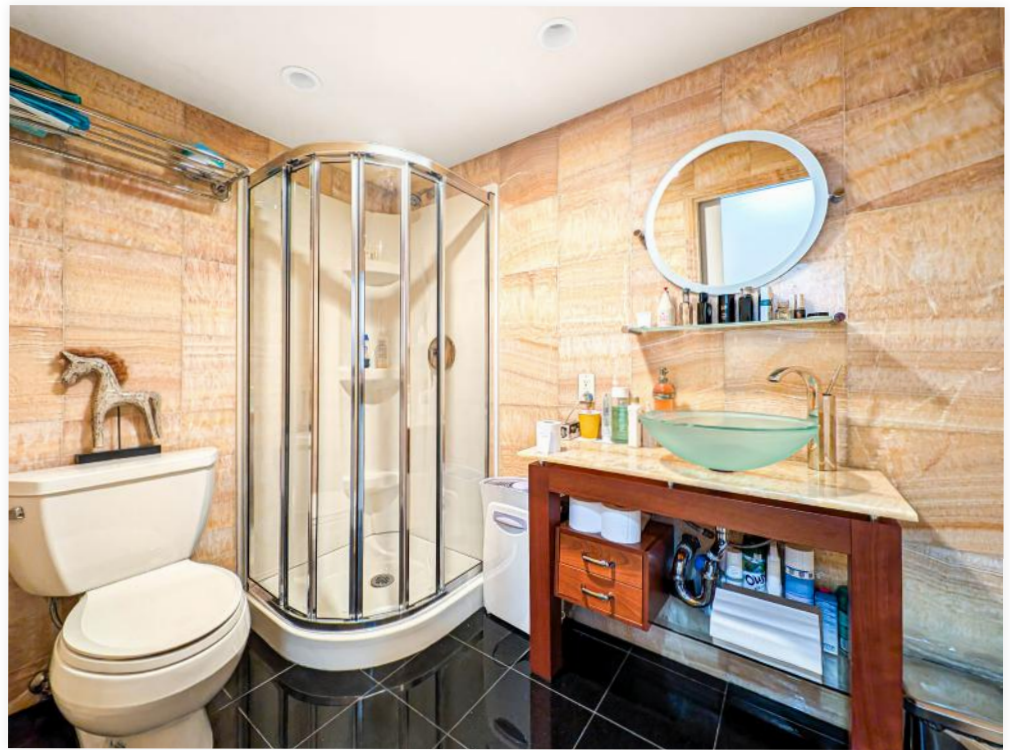
- WAITING AREA
- RECEPTION
- OPERATING ROOM
- PREP/NURSES' STATION
- RECOVERY ROOM/EXAM ROOM
- PRE-OP/EXAM ROOM
- LAB/STERILIZATION ROOM
- OFFICE/CONSULT WITH PRIVATE BATHROOM
- ADMIN OFFICE
- TWO-STATION ADMIN/FILE ROOM
- GAS CLOSET
- RESTROOM

## ADDITIONAL FEATURES

- PRIVATE STREET ENTRANCE EAST 79TH STREET
- MULTI-ZONE CENTRAL AIR CONDITIONING
- OPERATING SUITE BUILT TO QUAD-A STANDARD AT TIME OF CONSTRUCTION
- ADAPTABLE TO ANY MEDICAL SPECIALTY

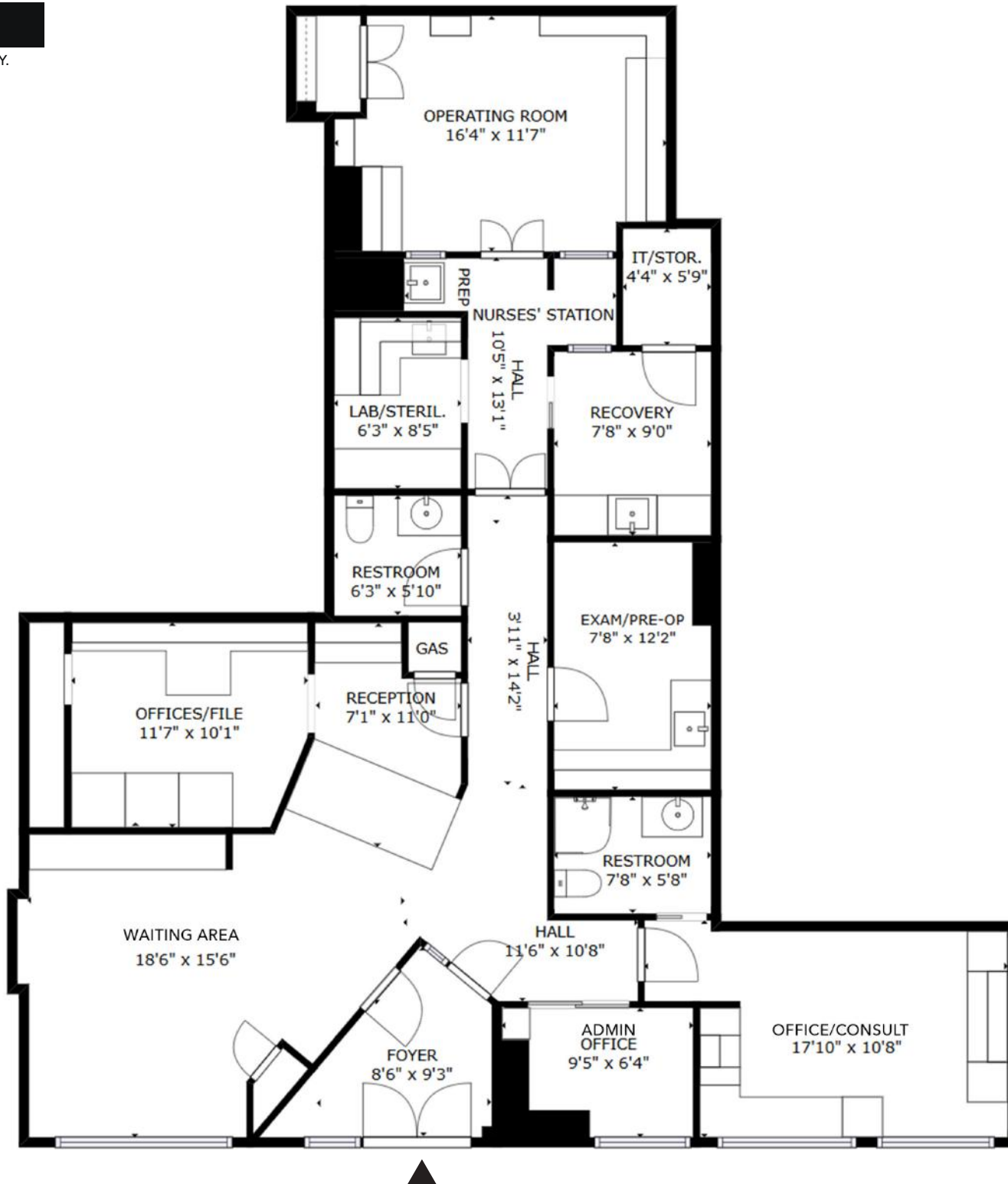






# FLOOR PLAN • CURRENT

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](http://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.