

# SEVENTH FLOOR **MEDICAL CO-OP** FOR SALE

PRICE	\$850,000
APPROX SIZE	1,250 SQ FT
MAINTENANCE	\$5973.20 PER MONTH
FLIP TAX	NONE
FINANCING	75% MAXIMUM



**115 EAST 61ST STREET, SUITE 7E**  
BETWEEN PARK AND LEXINGTON AVENUE

## LAYOUT

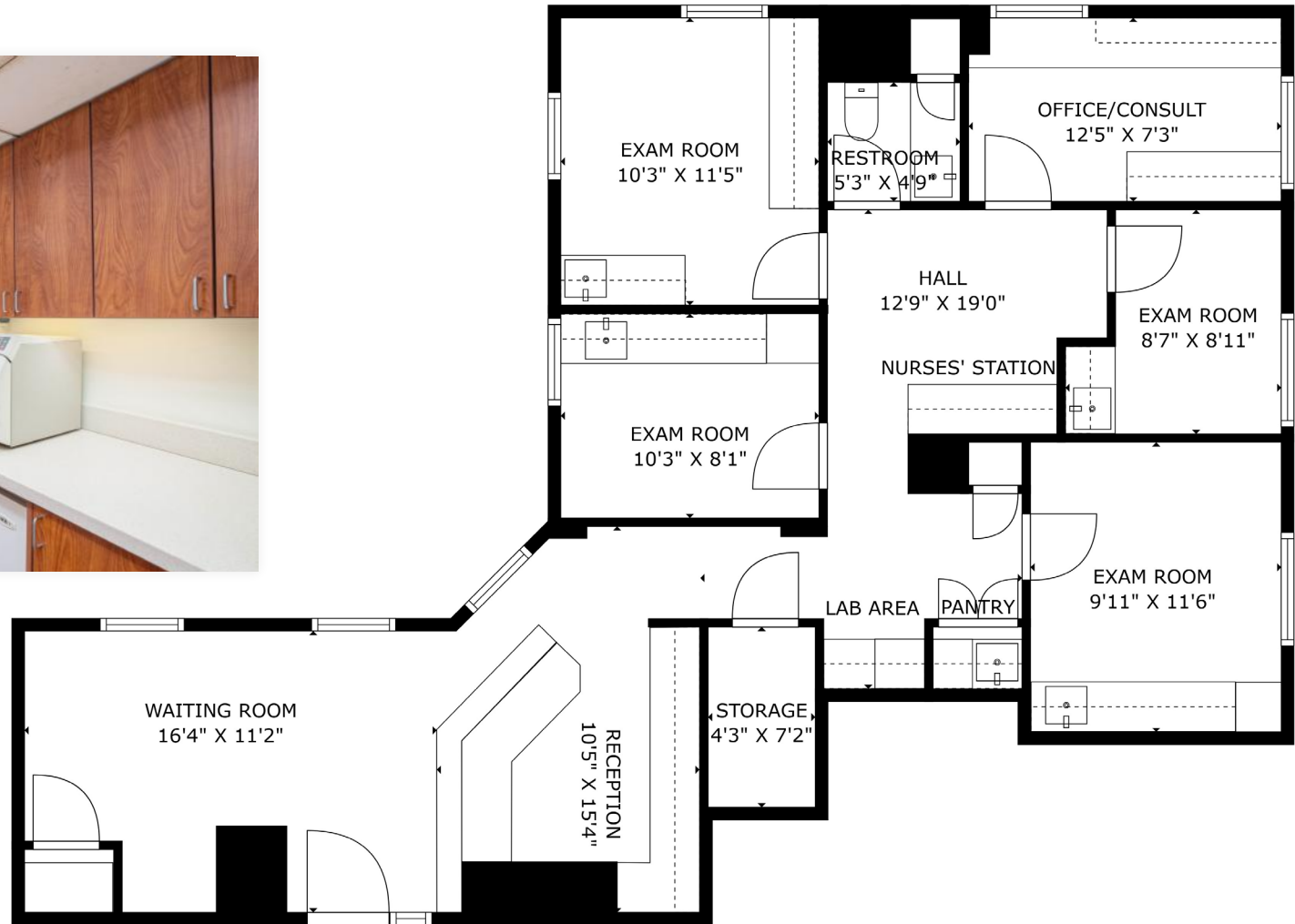
- WAITING AREA
- RECEPTION
- FOUR EXAM ROOMS
- OFFICE/CONSULT
- NURSES' STATION
- STORAGE CLOSET
- RESTROOM

## ADDITIONAL FEATURES

- CENTRAL AIR CONDITIONING
- TEN WINDOWS
- SPEAKER SYSTEM
- RECESSED AND OVERHEAD LIGHTING
- ADAPTABLE TO ANY MEDICAL SPECIALTY







FLOOR PLAN FOR ILLUSTRATIVE PURPOSES ONLY

**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: josef.yadgarov@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 Bitu**

LICENSED REAL ESTATE  
SALESPERSON

P: 917.602.5754  
E: cosmin.bitu@corcoran.com