



FULL 9TH FLOOR **MEDICAL CO-OP** FOR SALE

PRICE \$2,995,000
APPROX SIZE 4,200 SQ FT
MAINTENANCE \$17,083 PER MONTH, INCLUDES:
ELECTRIC
AFTER HOURS PHONE SERVICE
TRASH REMOVAL
FLIP TAX NONE
FINANCING 75% MAXIMUM



115 EAST 61ST STREET, 9TH
BETWEEN PARK AND LEXINGTON AVENUE

LAYOUT

- TWO OFFICES/CONSULTS
- THREE PROCEDURE ROOMS W/DRESSING ROOM
- FOUR ADDITIONAL EXAM ROOMS
- UVB TREATMENT ROOM
- NURSES STATION
- IN AND OUT RECEPTION AREAS
- WAITING ROOM
- STAFF LOUNGE
- FOUR RESTROOMS
- RECORDS ROOM
- SEVEN CLOSETS
- JANITOR'S CLOSET

ADDITIONAL FEATURES

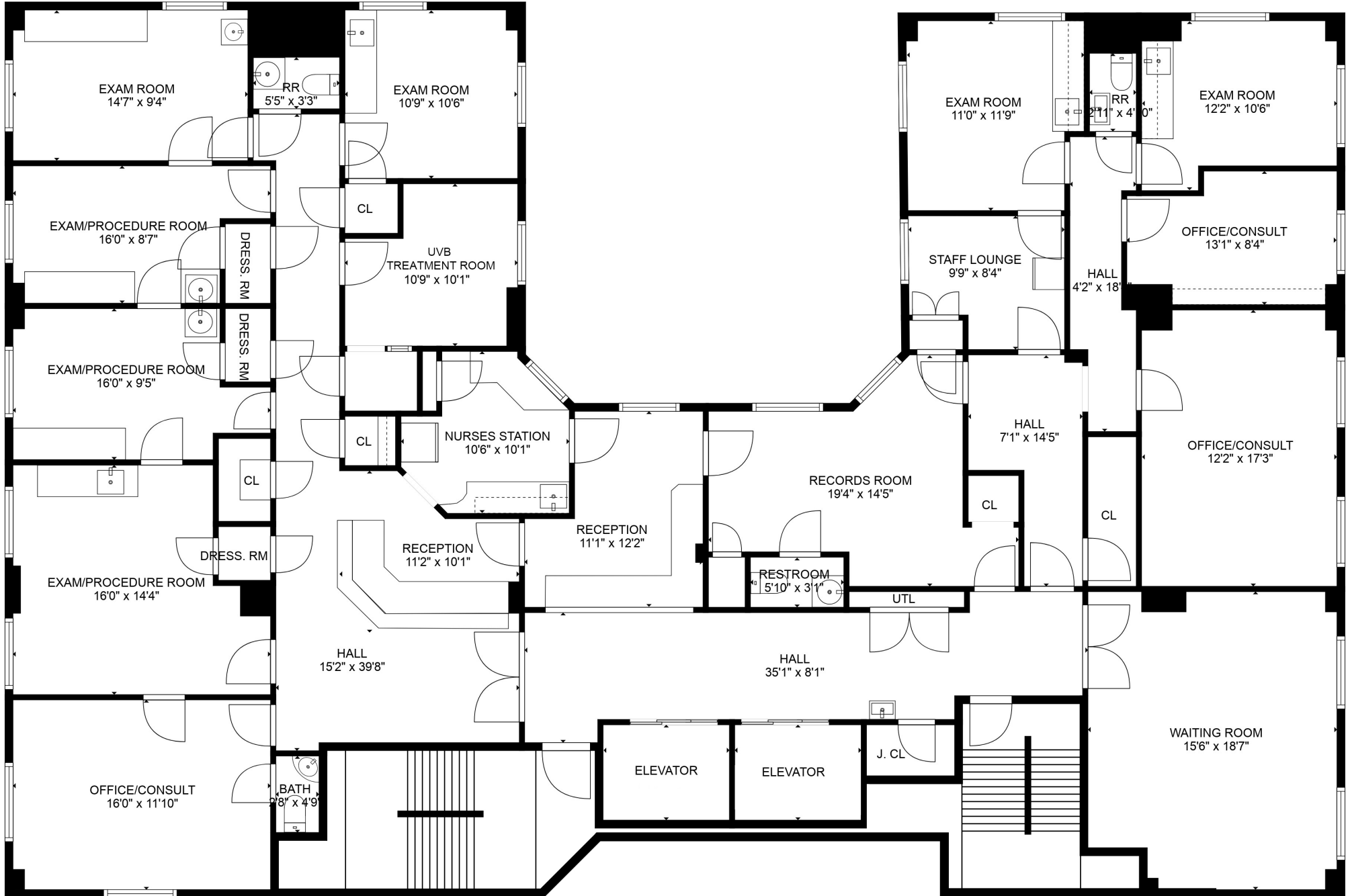
- DIRECT ELEVATOR ACCESS
- TWO PASSENGER CARS
- FULL FLOOR SUITE
- 25 WINDOWS
- DEDICATED MEDICAL BUILDING
- ADAPTABLE TO ANY MEDICAL SPECIALTY





FLOOR PLAN • CURRENT

FOR ILLUSTRATIVE PURPOSES ONLY.
SIZE AND DIMENSIONS MAY VARY.



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