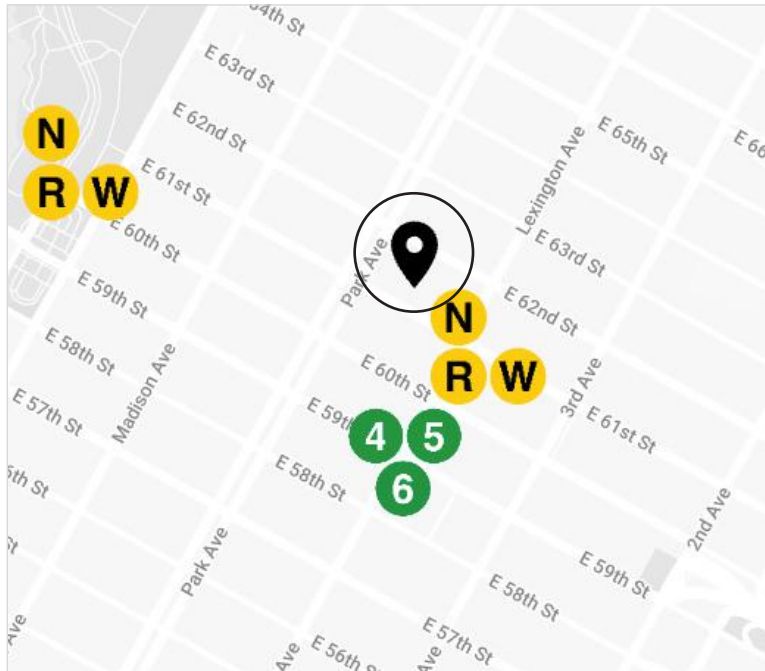


# FULL 9TH FLOOR **MEDICAL CO-OP** FOR SALE

PRICE	\$3,275,000
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 FLOOR**  
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

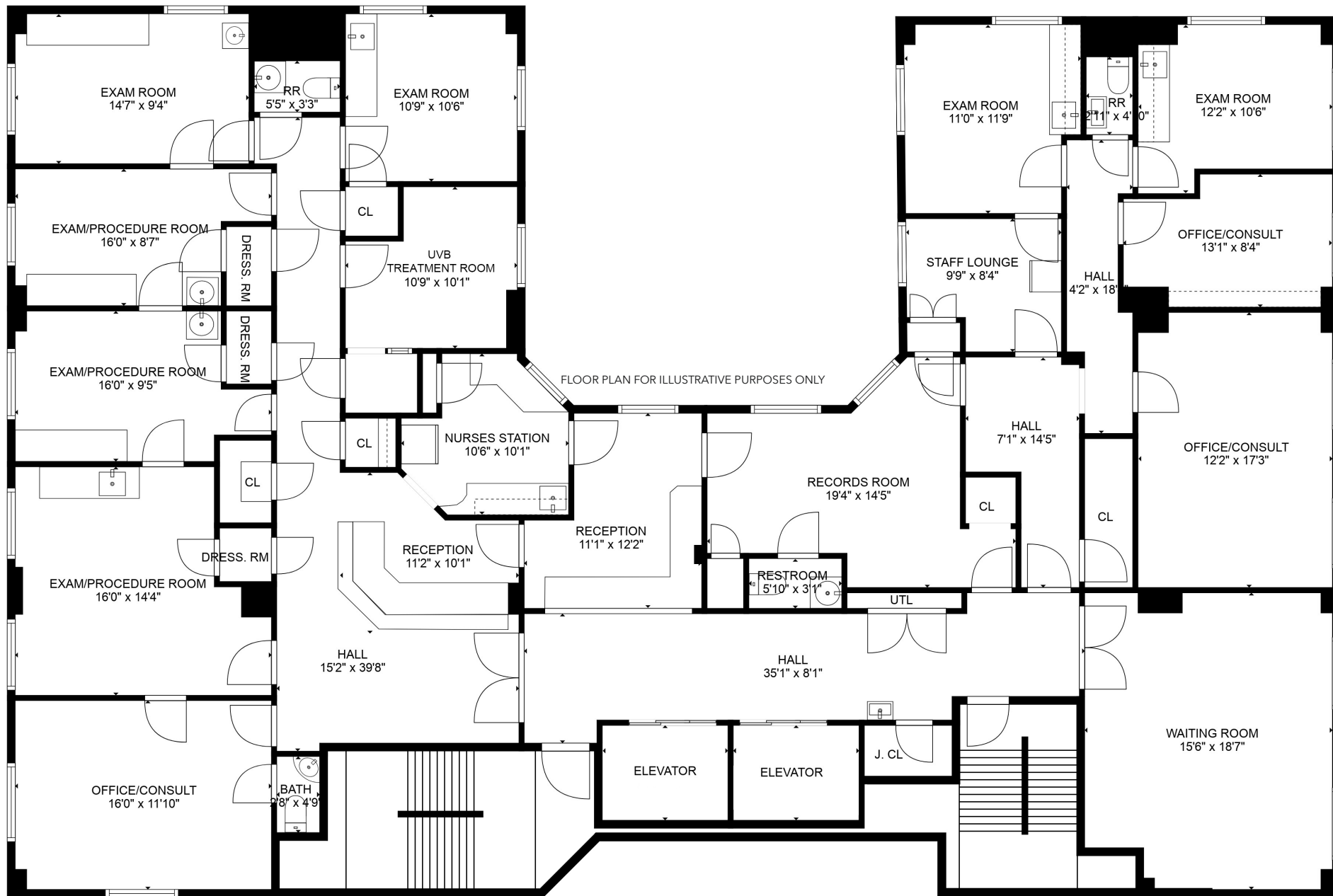
## ADDITIONAL FEATURES

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









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