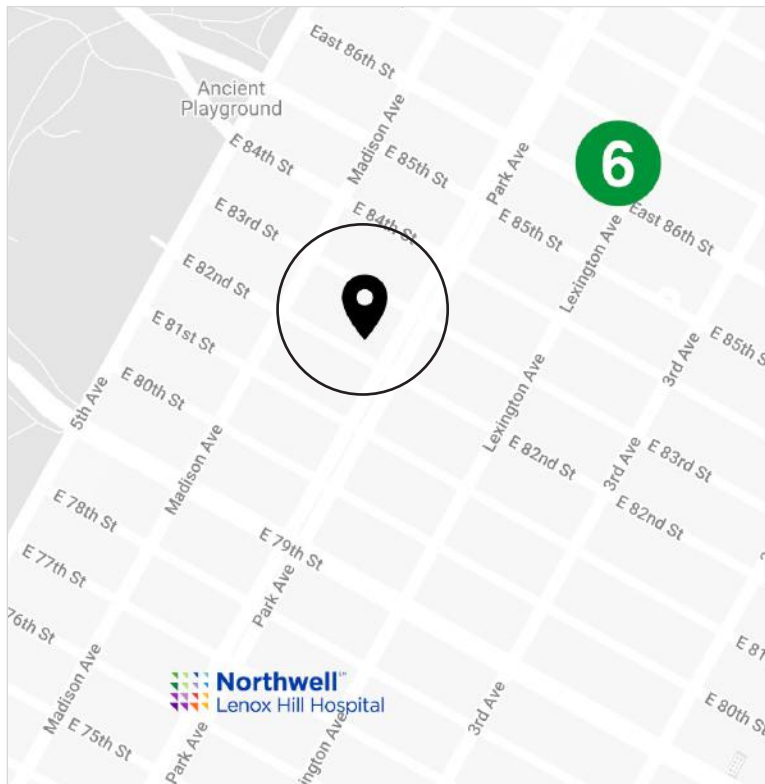


GROUND FLOOR
MEDICAL CO-OP
FOR SALE

PRICE	\$5,250,000
APPROX SIZE	4,300 SQ FT
MAINTENANCE	\$12,735 PER MONTH
FLIP TAX	3% PAID BY BUYER
FINANCING	40% MAXIMUM



960 PARK AVENUE, SUITE A
CORNER OF 82ND STREET AND PARK AVENUE

LAYOUT

- WAITING ROOM
- RECEPTION AREA WITH ADMIN SPACE
- SIX EXAM ROOMS (ONE WITH SHOWER/CLOSET)
- AAAHC OPERATING ROOM
- LABORATORY WITH SUB-ZERO REFRIGERATION
- RECOVERY ROOM
- TWO OFFICES/CONSULTS (ONE WITH PRIVATE RESTROOM)
- TWO NURSES STATIONS
- STAFF KITCHENETTE
- THREE RESTROOMS (ONE IN OFFICE/CONSULT)
- STORAGE ROOM
- TWO CLOSETS

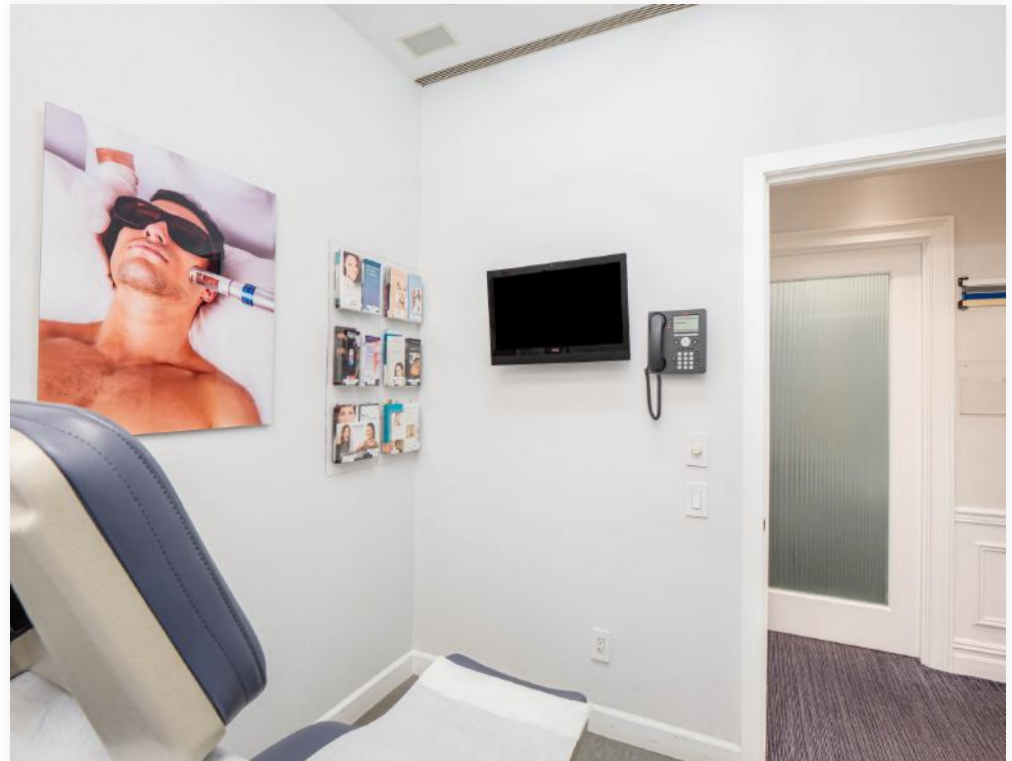
ADDITIONAL FEATURES

- GROUND FLOOR SUITE WITH PRIVATE STREET ENTRANCE
- PRISTINE INSTALLATION
- HARDWOOD FLOORING
- RECESSED LIGHTING
- GRAND WAITING ROOM WITH SPLIT STAIRCASE
- DECORATIVE FIREPLACE
- WAINSCOTING
- EXAM ROOMS EQUIPPED WITH RITTER SURGICAL LIGHTS AND STAINLESS-STEEL COUNTERTOPS
- TWO EGRESS/INGRESS FOR PRIVATE CLIENTELE AND STAFF ENTRY
- STEREO SYSTEM THROUGHOUT
- CENTRAL AIRCONDITIONING
- INTERCOM SYSTEM
- LOWER-LEVEL STORAGE UNIT
- BUILDING LAUNDRY ROOM AVAILABLE











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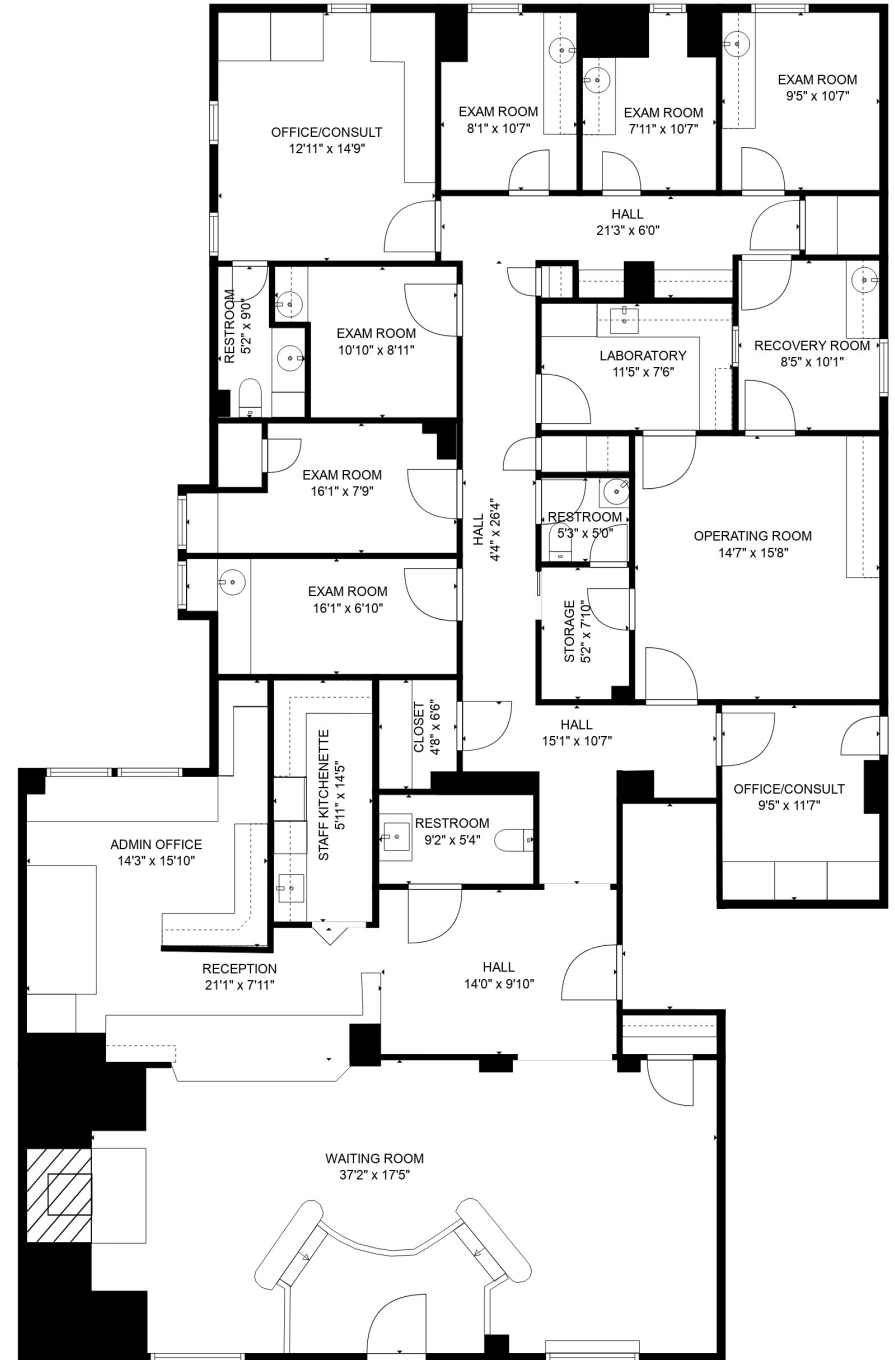
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FLOOR PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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