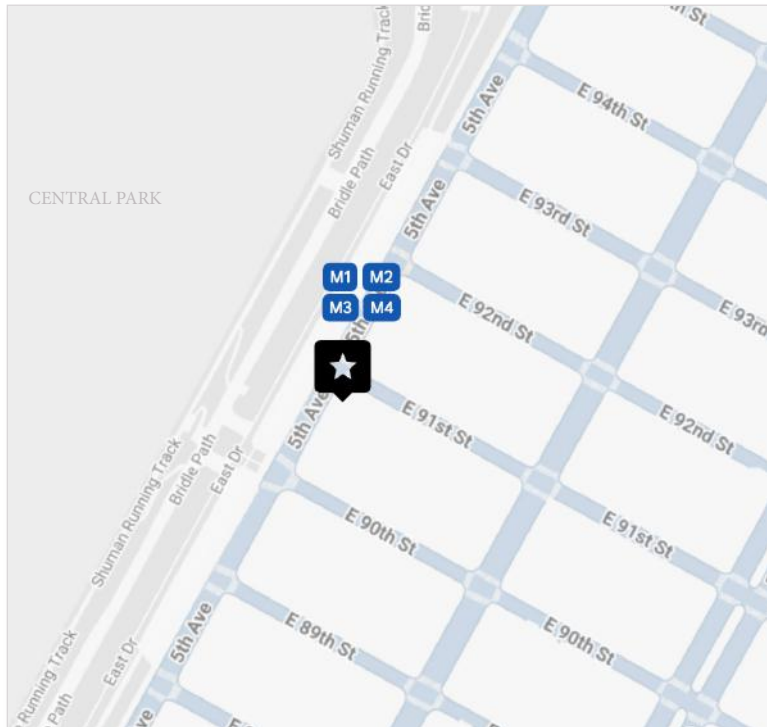




GROUND FLOOR  
**MEDICAL CO-OP**  
FOR SALE

PRICE	\$1,875,000
APPROX SIZE	2,000 SQ FT
MAINTENANCE	\$4,681 PER MONTH
FLIP TAX	2% PAID BY BUYER
FINANCING	50% MAXIMUM



**21 EAST 90TH STREET, SUITE 1A**  
BETWEEN FIFTH AVENUE AND MADISON AVENUE

## LAYOUT

- WAITING ROOM
- RECEPTION
- SIX EXAM ROOMS
- THREE CONSULTS
- ADMINISTRATIVE OFFICE
- WASH STATION
- TWO RESTROOMS
- KITCHENETTE

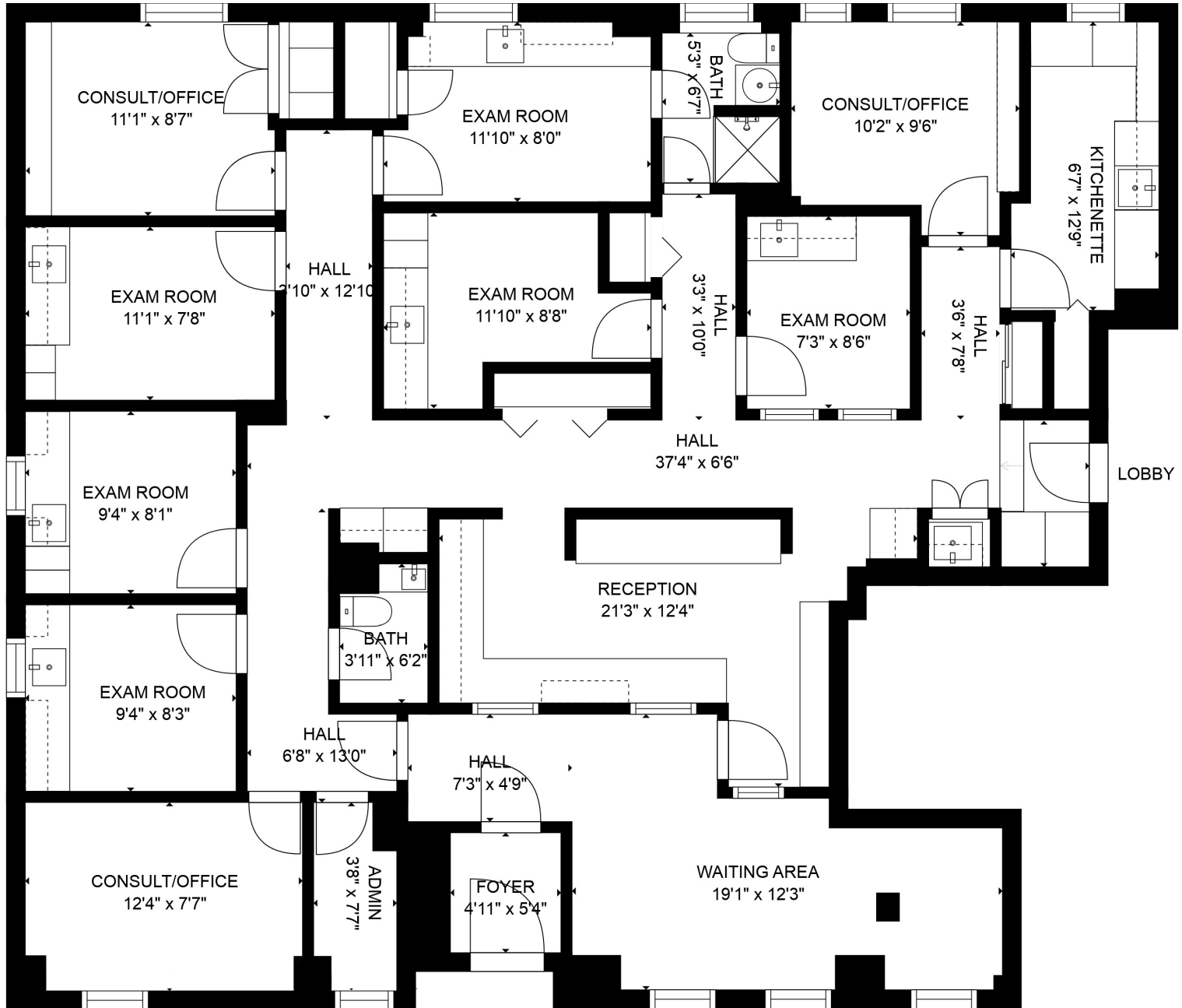
## ADDITIONAL FEATURES

- PRIVATE STREET ENTRANCE ON 90TH
- LOBBY ENTRANCE
- 13 WINDOWS, 5 FACING EAST 90TH STREET
- CENTRAL AIR CONDITIONING
- ADAPTABLE TO ANY MEDICAL SPECIALTY



# FLOOR PLAN • CURRENT

FOR ILLUSTRATIVE PURPOSES ONLY.  
SIZE AND DIMENSIONS MAY VARY.



STREET ENTRANCE - E 90TH

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