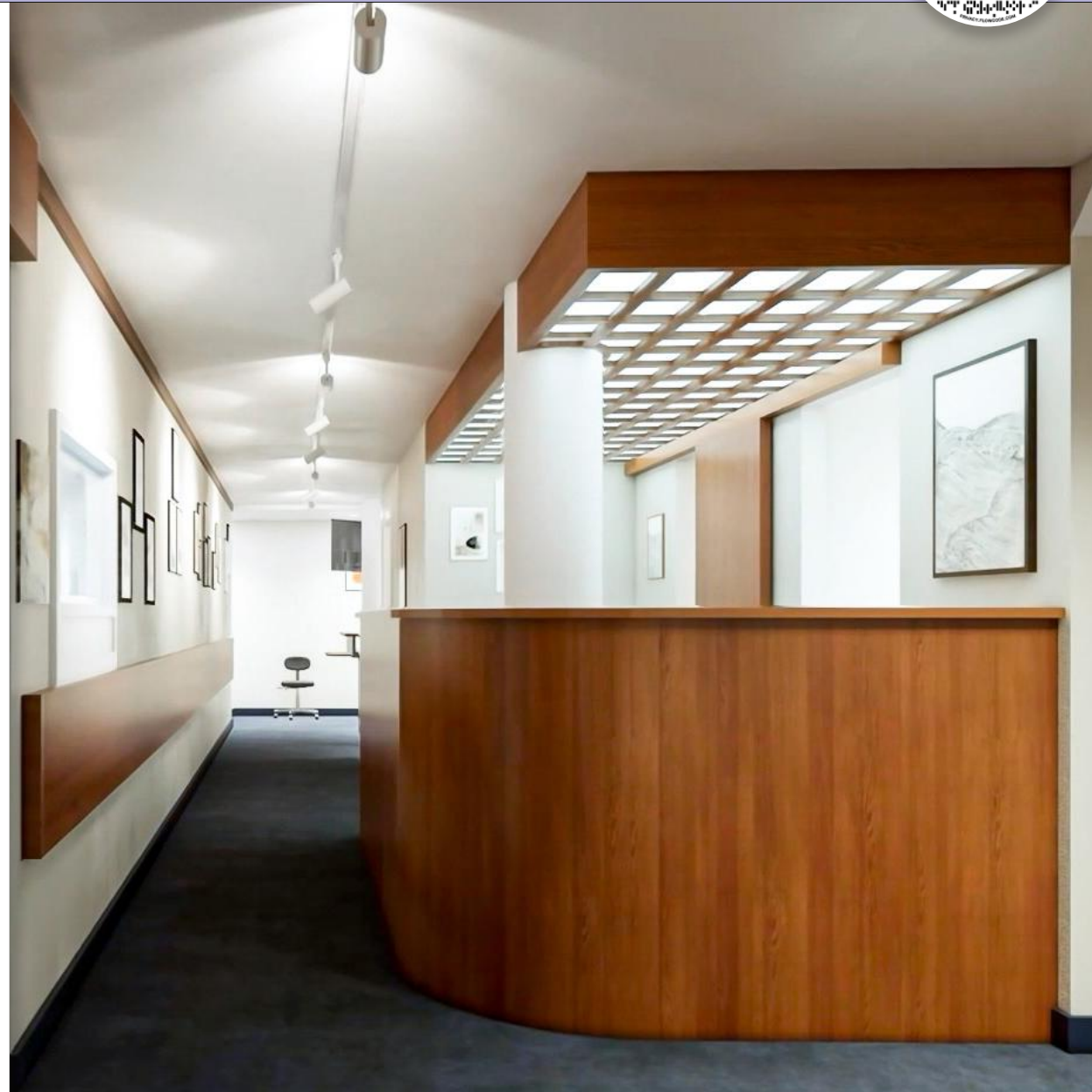
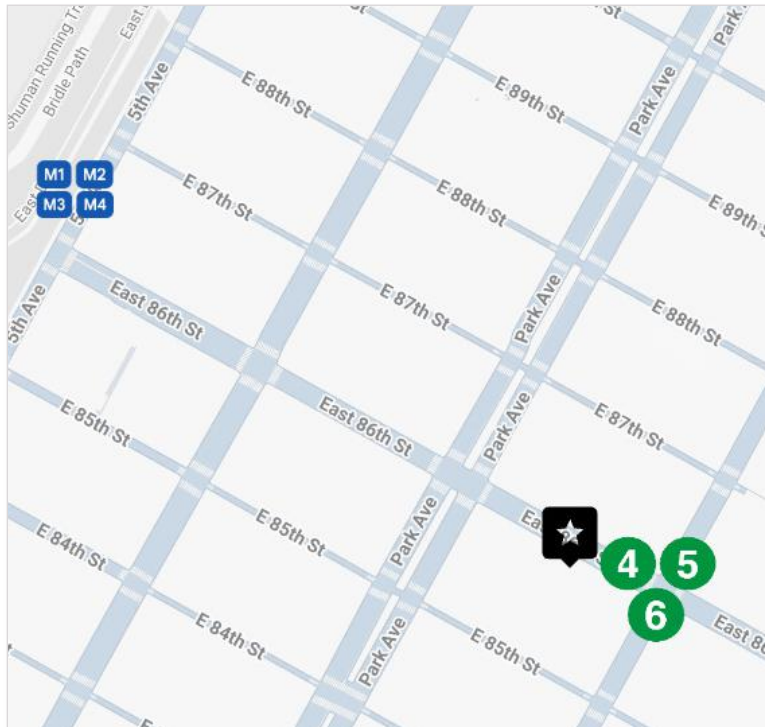




FULL SECOND FLOOR **MEDICAL CONDO** FOR SALE

PRICE	\$5,750,000
APPROX SIZE	4,000 SQ FT
COMMON CHARGES	\$2,631 PER MONTH
FLIP TAX	TBD
FINANCING	80% MAXIMUM
REAL ESTATE TAXES	\$84,429 PER YEAR



120 EAST 86TH STREET, FLOOR 2
BETWEEN PARK AVENUE AND LEXINGTON AVENUE

LAYOUT

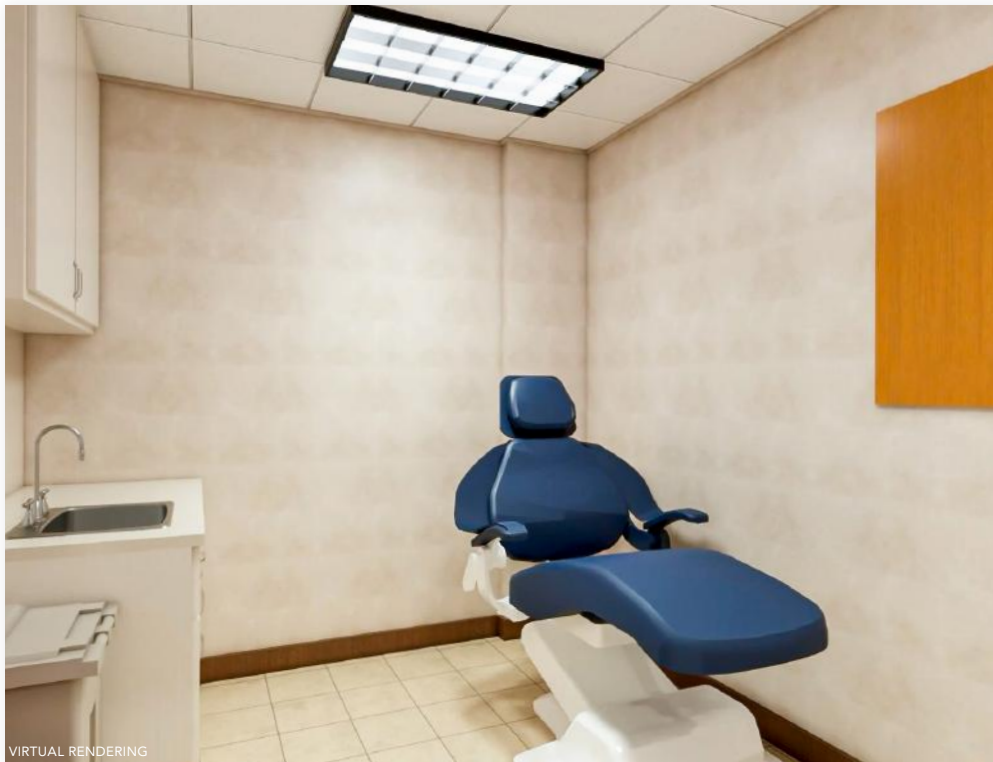
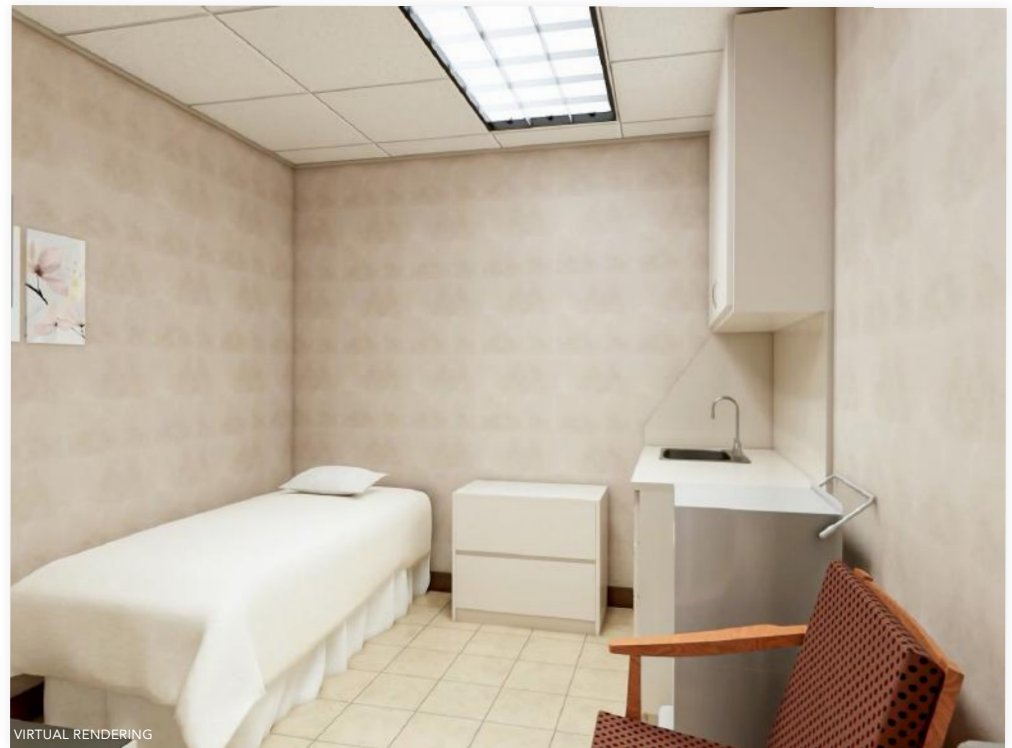
- RECEPTION
- WAITING AREA
- FOUR CONSULTATION OFFICES
- FOUR ADMIN OFFICES
- TWELVE EXAM ROOMS
- TREATMENT ROOM/STRESS LAB
- STAFF LOUNGE
- STAFF KITCHEN
- TWO STORAGE ROOMS
- FOUR RESTROOMS
- IT CLOSET



ADDITIONAL FEATURES

- FULL FLOOR
- TWO ADDITIONAL EGRESS POINTS
- WALKABLE ROOF
- CENTRAL AIR CONDITIONING
- SURROUNDED BY RESIDENTIAL BUILDINGS AND LARGE RETAIL ESTABLISHMENTS
- SUBWAY ACCESS ON BLOCK
- PARKING GARAGE ON BLOCK
- ADAPTABLE TO ANY MEDICAL SPECIALTY
- INVESTMENT OPPORTUNITY POTENTIAL







FLOOR PLAN • CURRENT

FOR ILLUSTRATIVE PURPOSES ONLY.
SIZE AND DIMENSIONS MAY VARY.



3D FLOOR PLAN • CURRENT

FOR ILLUSTRATIVE PURPOSES ONLY.
DEEMED ~90% ACCURATE.



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