



GROUND FLOOR
MEDICAL CO-OP
FOR SALE

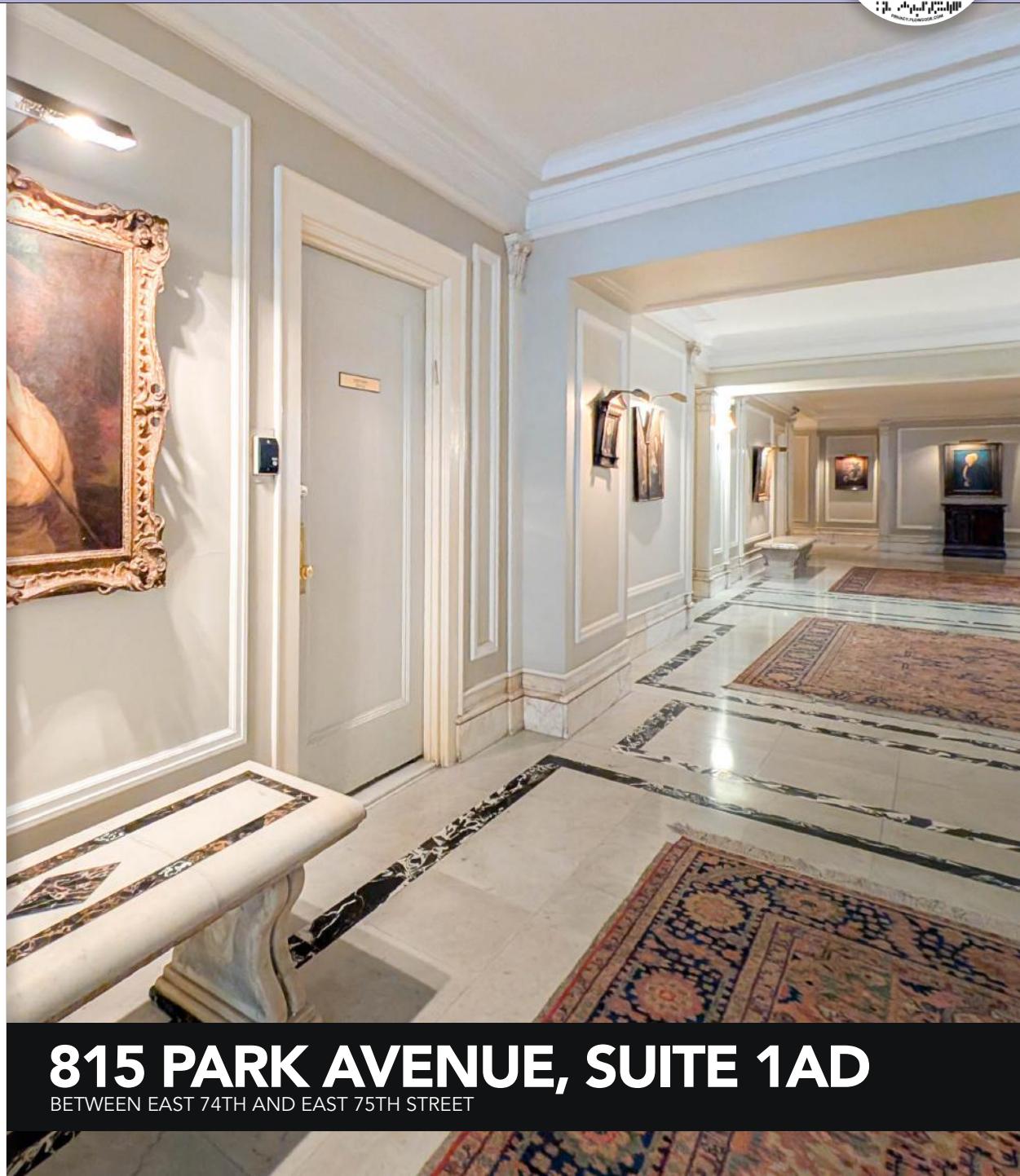
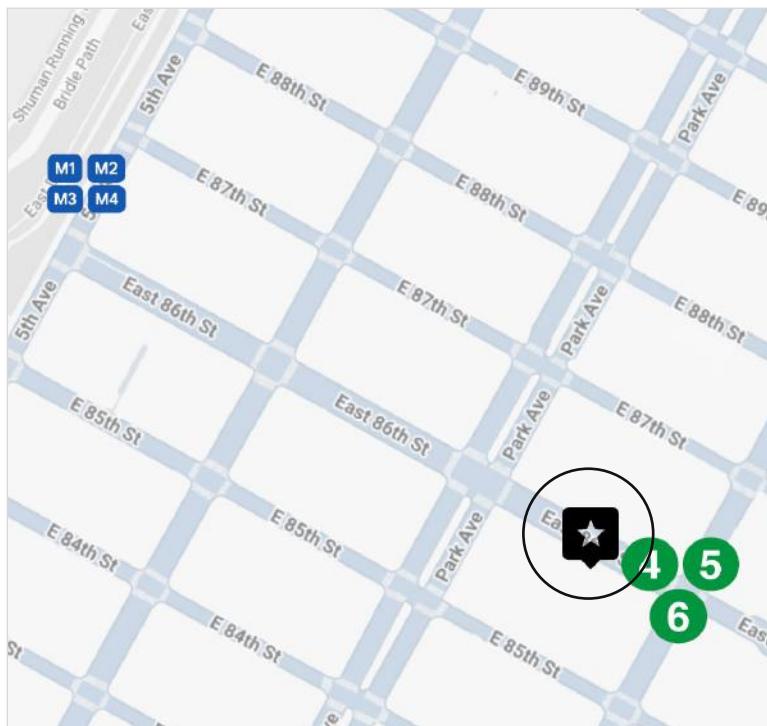
PRICE \$1,925,000

APPROX SIZE 2,000 SQ FT

MAINTENANCE \$7,814 PER MONTH

FLIP TAX 2% PAID BY SELLER

FINANCING 50% MAXIMUM



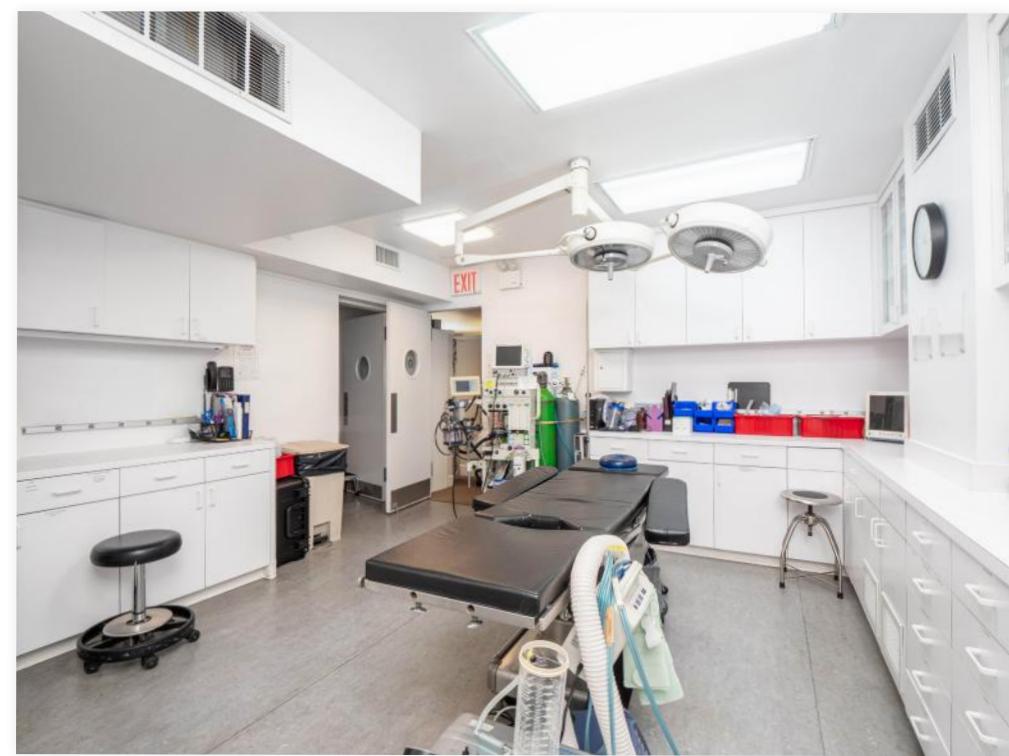
815 PARK AVENUE, SUITE 1AD
BETWEEN EAST 74TH AND EAST 75TH STREET

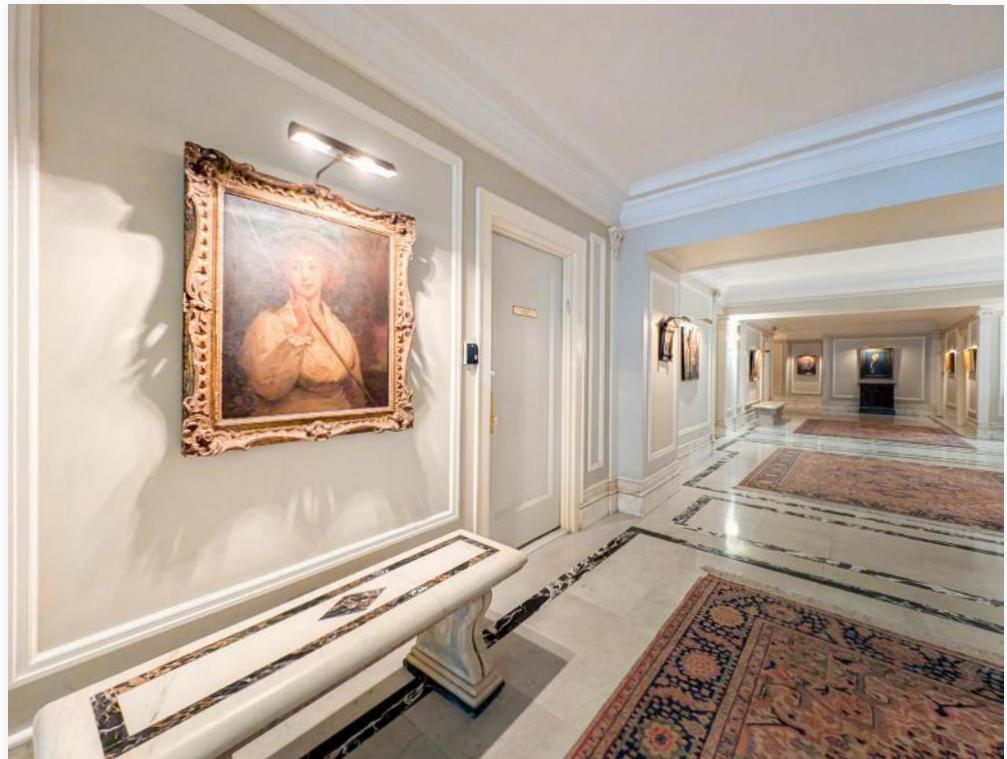
LAYOUT

- WAITING AREA
- IN AND OUT RECEPTIONS
- QUAD-A ACCREDITED OPERATING ROOM
- PROCEDURE PREP ROOM/LAB
- THREE EXAM ROOMS
- THREE OFFICES/CONSULTS
- TWO RESTROOMS
- THREE CLOSETS

ADDITIONAL FEATURES

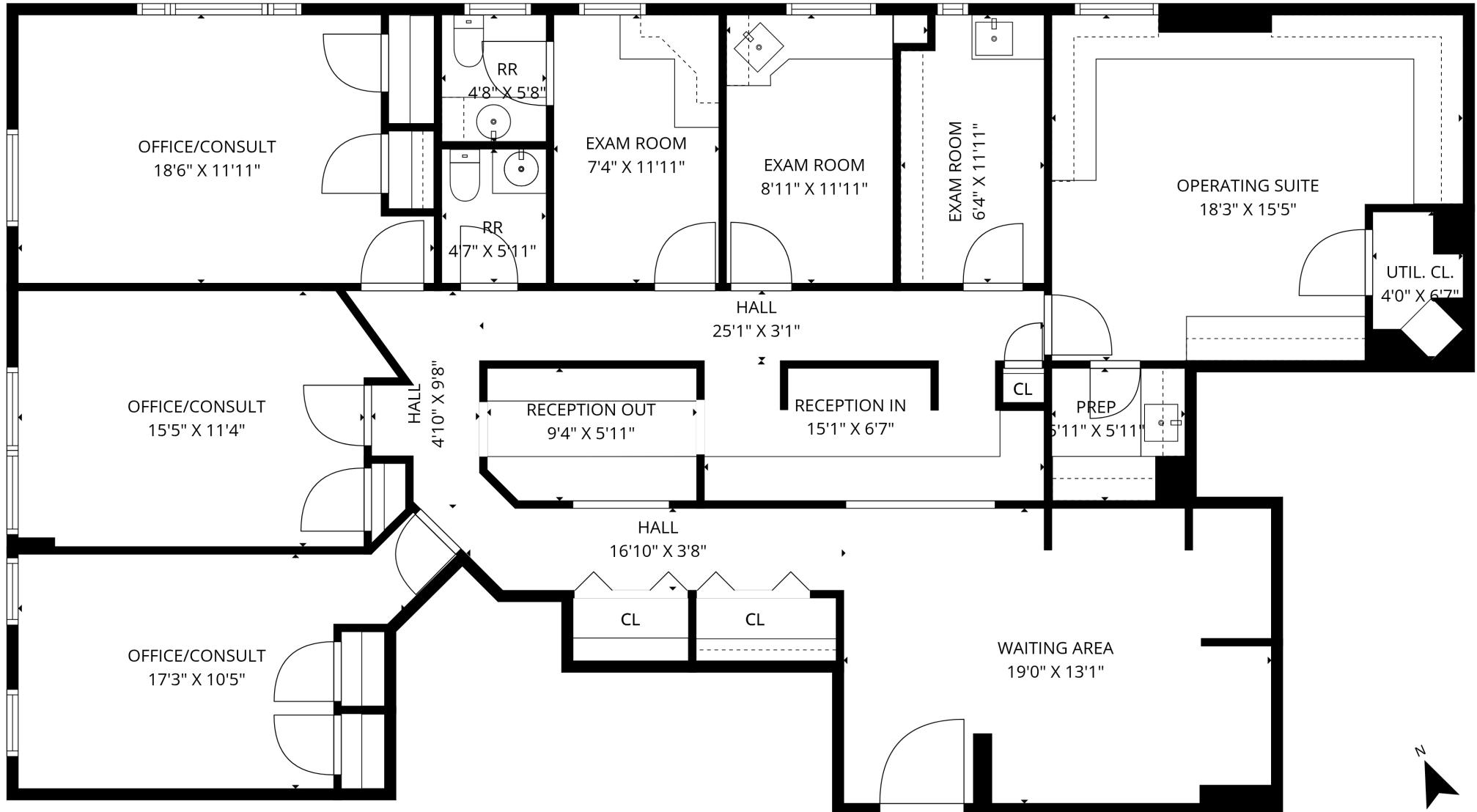
- QUAD-A CERTIFIED OPERATING SUITE
- TWO BLOCKS FROM LENOX HILL HOSPITAL
- 8' X 10' STORAGE CAGE IN BASEMENT
- CENTRAL AIR CONDITIONING
- ADAPTABLE TO ANY MEDICAL SPECIALTY





FLOOR PLAN • CURRENT

FOR ILLUSTRATIVE PURPOSES ONLY.
SIZE AND DIMENSIONS MAY VARY.





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