

### **GROUND FLOOR**

# **MEDICAL CO-OP**

FOR SALE

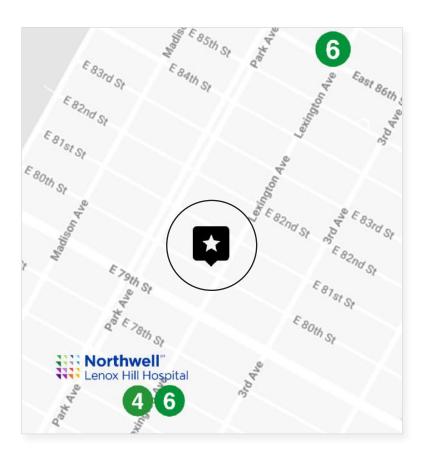
**PRICE** \$625,000

APPROX SIZE 862 SQ FT

MAINTENANCE \$8,000 PER MONTH

**FLIP TAX** 3% PAID BY SELLER

**FINANCING** 50% MAXIMUM





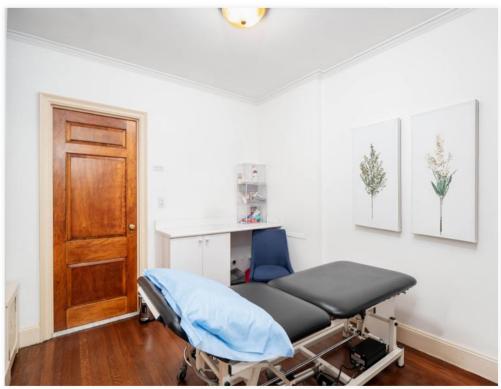
#### LAYOUT

- WAITING AREA
- RECEPTION
- EXAM ROOM
- TWO TREATMENT ROOMS
- OFFICE/CONSULT
- STAFF KITCHEN
- TWO RESTROOMS

#### **ADDITIONAL FEATURES**

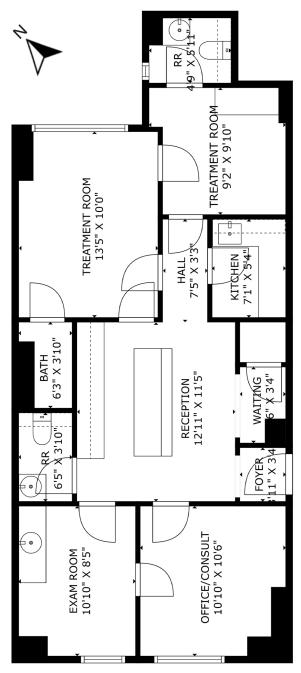
- PARKING GARAGE ON BLOCK
- CENTRAL AIR CONDITIONING
- ADAPTABLE TO ANY MEDICAL SPECIALTY



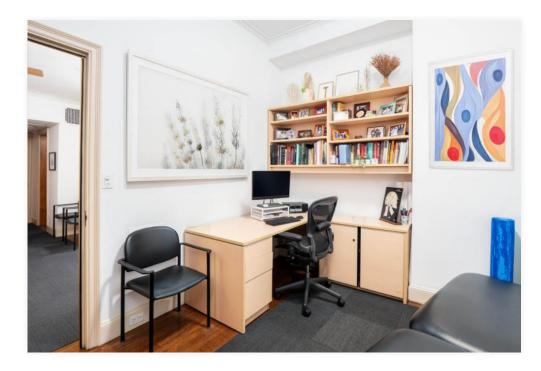




## WEXLER HEALTHCARE & COMMERCIAL PROPERTIES



FLOOR PLAN FOR ILLUSTRATIVE PURPOSES ONLY







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