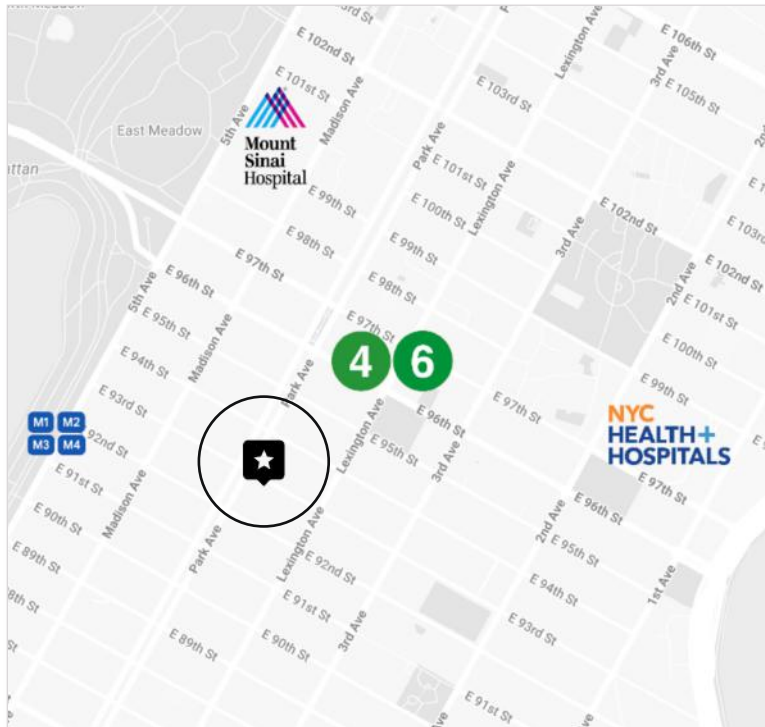




GROUND FLOOR
MEDICAL CO-OP
FOR SALE

PRICE	\$2,625,000
APPROX SIZE	3,000 SQ FT
MAINTENANCE	\$8,750 PER MONTH
FLIP TAX	2% PAID BY BUYER
FINANCING	50% MAXIMUM



1175 PARK AVENUE, SUITE 1C
BETWEEN EAST 92ND STREET AND EAST 93RD STREET

LAYOUT

- WAITING ROOM
- RECEPTION
- SIX EXAM ROOMS
- FIVE OFFICES/CONSULTS
- FILE AND ADMIN ROOM
- STORAGE ROOM
- SEVEN CLOSETS
- FOUR RESTROOMS

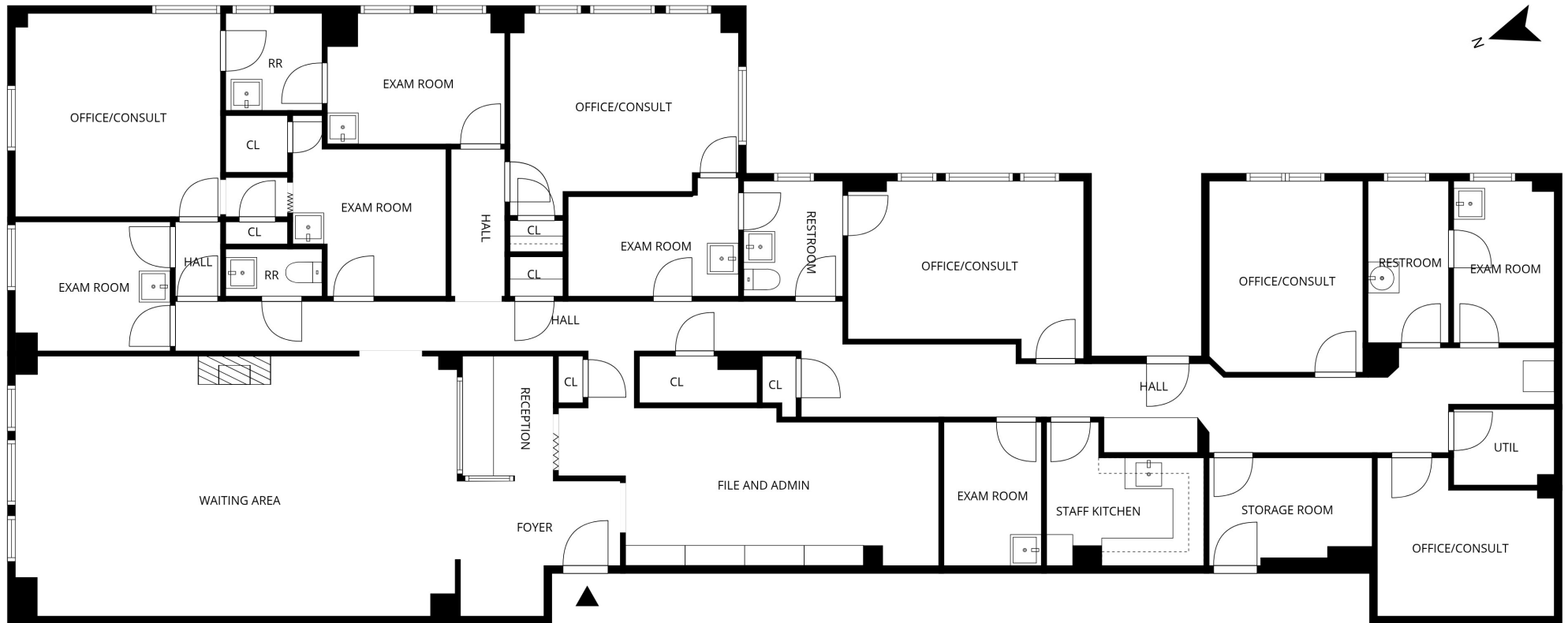
ADDITIONAL FEATURES

- SECONDARY INGRESS
- REAR EGRESS
- FIREPLACE IN WAITING AREA
- CENTRAL AIR CONDITIONING
- ADAPTABLE TO ANY MEDICAL SPECIALTY



FLOOR PLAN • CURRENT

FOR ILLUSTRATIVE PURPOSES ONLY.
SIZE AND DIMENSIONS MAY VARY.



Paul L Wexler

Licensed Associate Real Estate Broker

P: 212.836.1075

E: PWexler@corcoran.com



Josef Yadgarov

Licensed Associate Real Estate Broker

P: 212.836.1097

E: JYadgarov@corcoran.com



Alisia Ramlochan

Licensed Associate Real Estate Broker

P: 212.893.1450

E: Alisia.Ramlochan@corcoran.com



Kurt Herold

Licensed Associate Real Estate Broker

P: 212.323.3817

E: KHerold@corcoran.com



Cosmin Bită

Licensed Real Estate Salesperson

P: 917.602.5754

E: Cosmin.Bită@corcoran.com



Austin Weinerman

Licensed Real Estate Salesperson

P: 212.323.3280

E: AWeinerman@corcoran.com



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