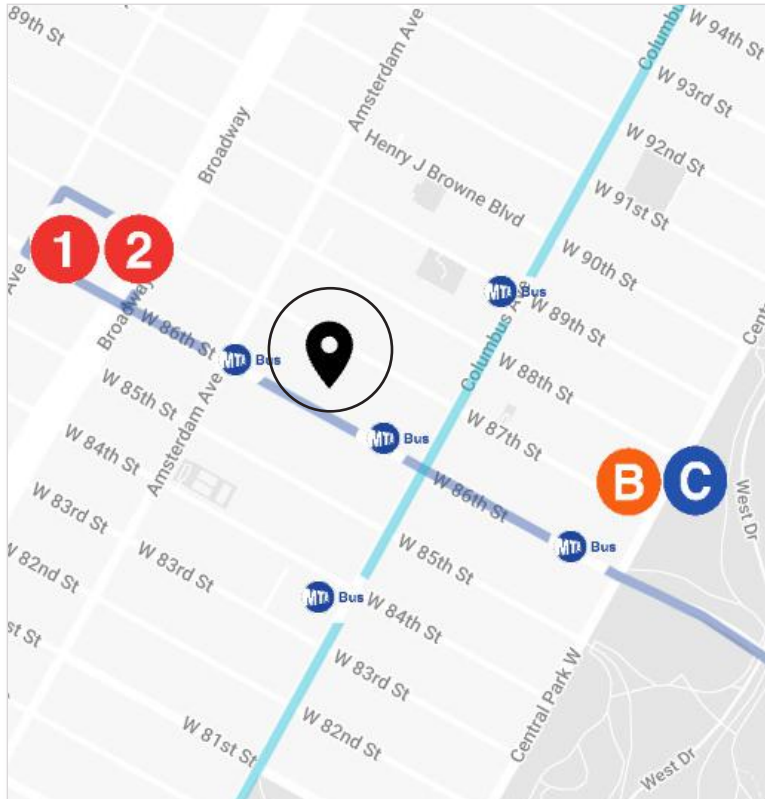


GROUND FLOOR  
**MEDICAL CO-OP**  
FOR SALE

PRICE	\$499,000
APPROX SIZE	1,000 SQ FT
MAINTENANCE	\$4,200 PER MONTH
FLIP TAX	1.5% SPLIT BETWEEN SELLER & BUYER
FINANCING	70% MAXIMUM



**145 WEST 86TH STREET, SUITE 1C**  
BETWEEN AMSTERDAM AND COLUMBUS AVENUE



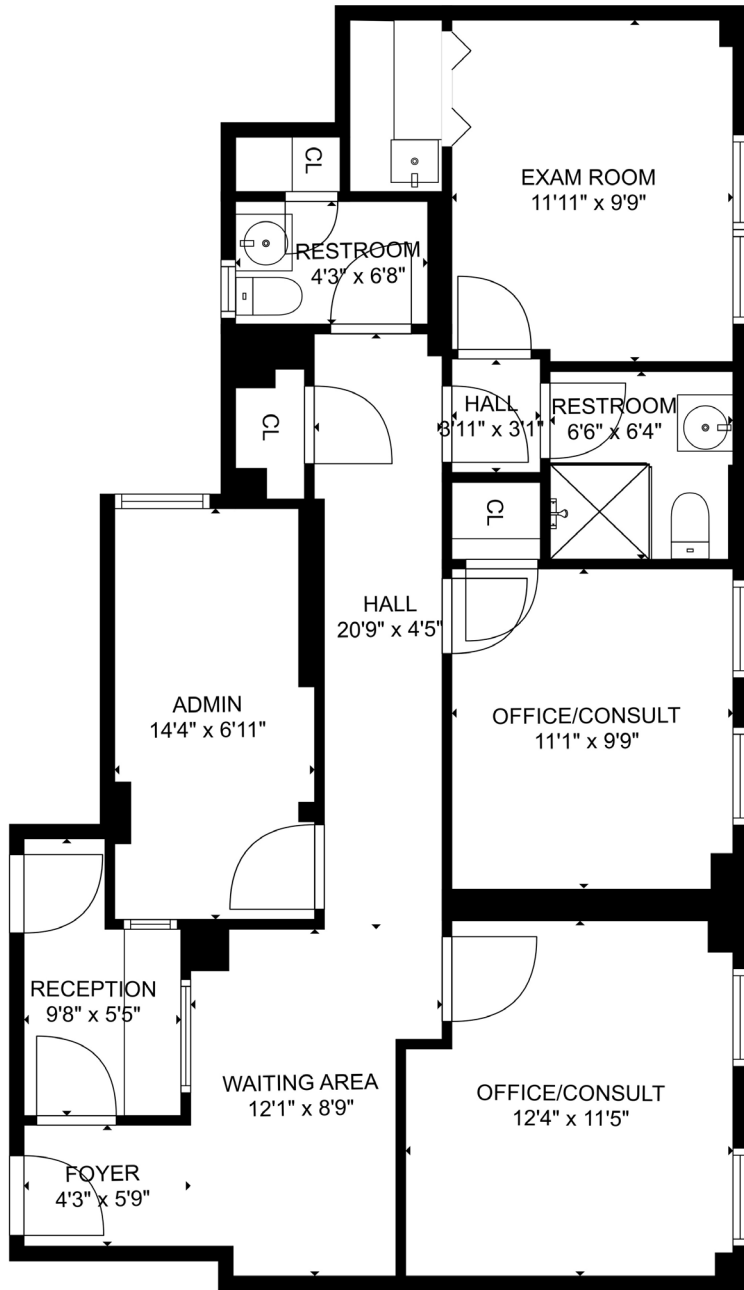
## LAYOUT

- WAITING ROOM
- RECEPTION
- EXAM ROOM
- TWO OFFICES/CONSULTS
- ADMIN OFFICE
- TWO RESTROOMS

## ADDITIONAL FEATURES

- SEPARATE STAFF ENTRANCE
- 10' CEILINGS
- HARDWOOD FLOORING UNDER CARPET
- ADAPTABLE TO ANY MEDICAL SPECIALTY
- PROXIMATE TO UWS TRAIN LINES AND BUS ROUTES





FLOOR PLAN FOR ILLUSTRATIVE PURPOSES ONLY



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