



# RARE GROUND FLOOR **MEDICAL CONDO** FOR SALE

PRICE \$1,550,000

APPROX SIZE 1,500 SQ FT

### MONTHLY EXPENSES

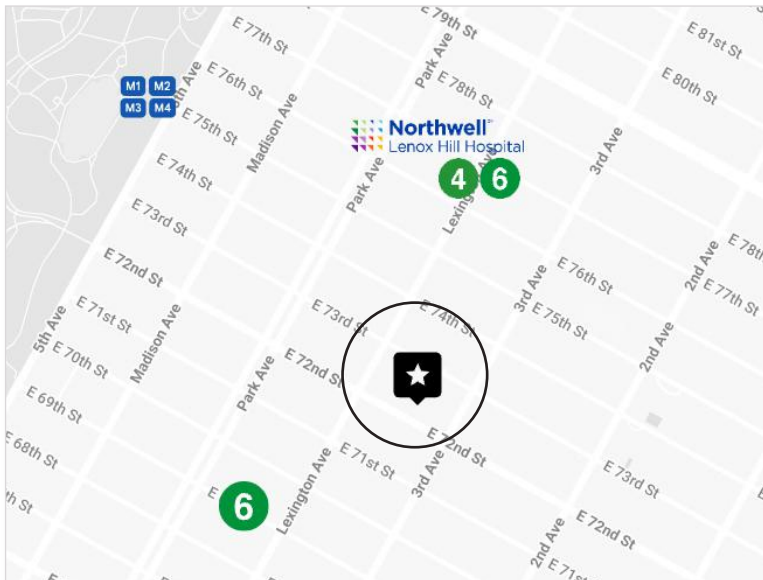
COMMON CHARGES \$1,680.49

ASSESSMENTS \$349.14

STORAGE ROOM FEE \$25

**TOTAL \$2,054.63**

REAL ESTATE TAXES \$10,794.72 PER YEAR



**157 EAST 72ND STREET, SUITE A-B**  
BETWEEN LEXINGTON AVENUE AND 3RD AVENUE

## LAYOUT

- WAITING ROOM
- RECEPTION WITH SPACE FOR FILES/STORAGE
- THREE EXAM ROOMS (ONE BEING USED AS A STAFF KITCHEN)
- OFFICE/CONSULTATION ROOM
- TESTING AREA
- TWO RESTROOMS

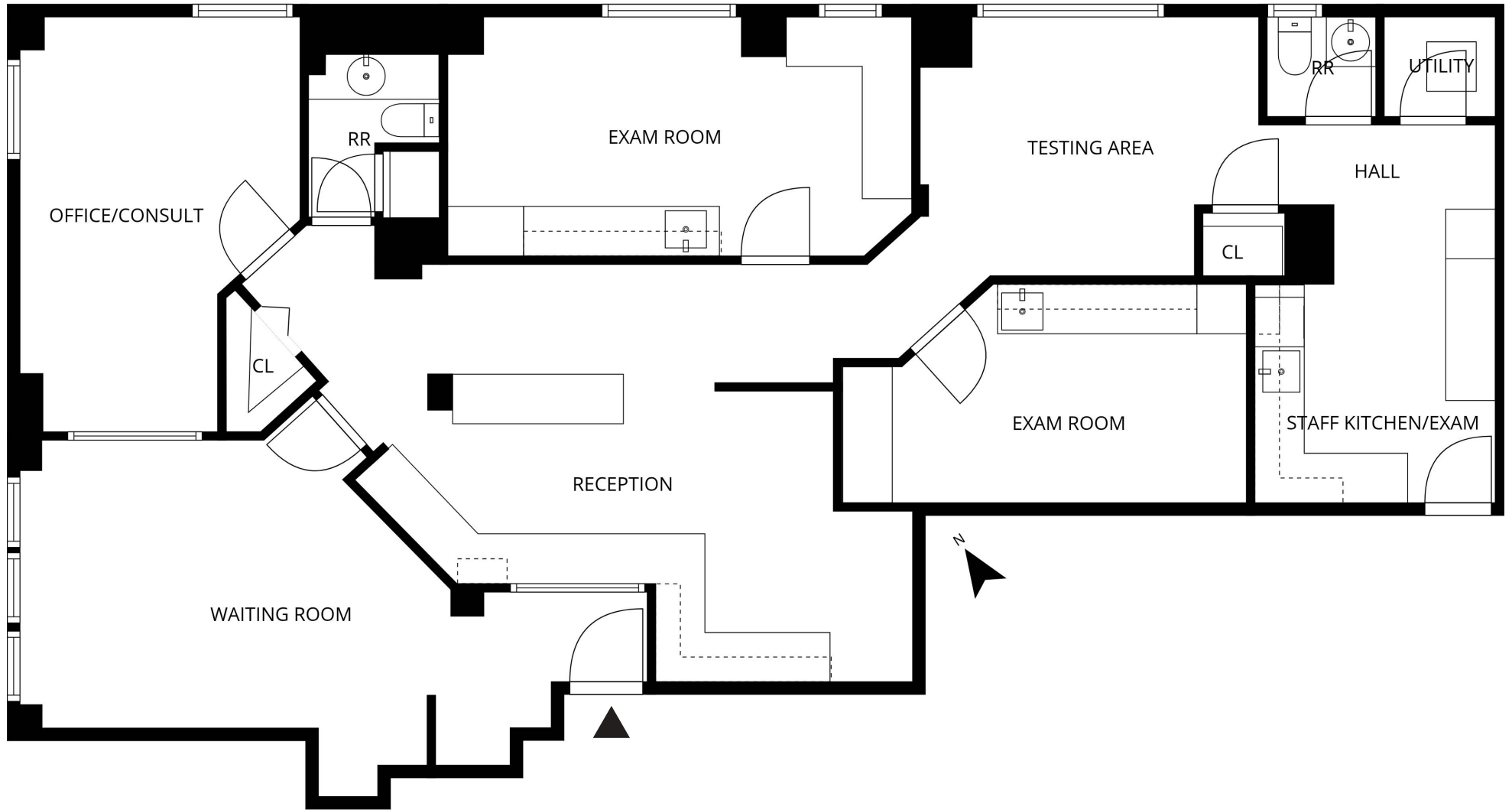
## ADDITIONAL FEATURES

- MOVE-IN-READY
- SECONDARY INGRESS/EGRESS
- RECESSED LIGHTING
- SPEAKER SYSTEM
- WIRED FOR SECURITY
- CENTRAL AIR CONDITIONING
- ADAPTABLE TO ANY MEDICAL SPECIALTY



# FLOOR PLAN • CURRENT

FOR ILLUSTRATIVE PURPOSES ONLY.  
SIZE AND DIMENSIONS MAY VARY.



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