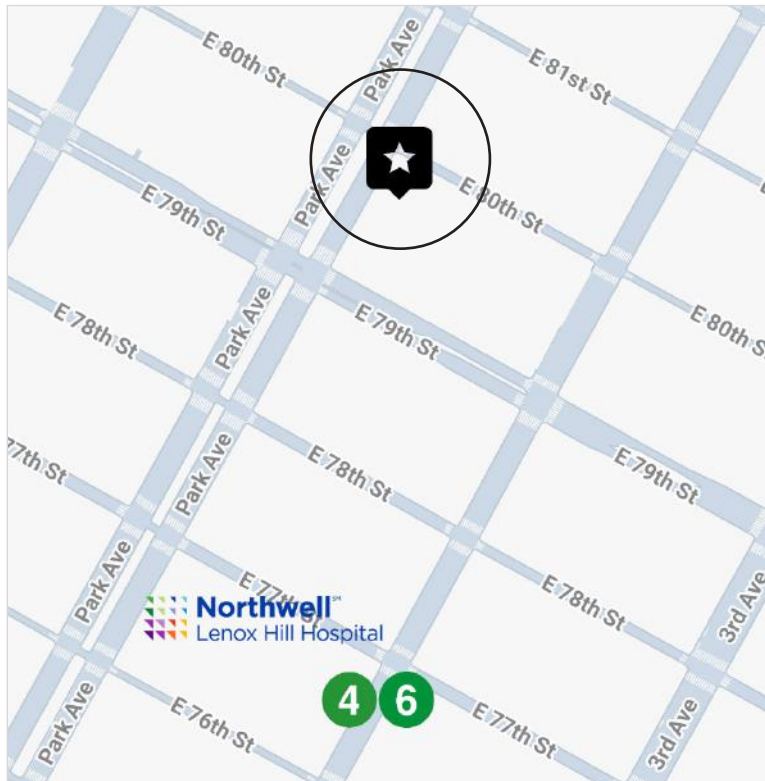


# GROUND FLOOR **MEDICAL CO-OP** FOR SALE

PRICE	\$3,450,000
APPROX SIZE	3,573 SQ FT
MAINTENANCE	\$9,090 PER MONTH
FLIP TAX	2% PAID BY BUYER
FINANCING	50% MAXIMUM



**911 PARK AVENUE, SUITE 1A**  
BETWEEN EAST 79TH STREET AND EAST 80TH STREET

## LAYOUT

- WAITING ROOM
- RECEPTION
- OPERATING ROOM
- PROCEDURE PREP AREA
- RECOVERY ROOM
- EIGHT EXAM ROOMS
- LAB
- OFFICE/CONSULT
- SIX ADMIN OFFICES
- STAFF KITCHEN
- CONFERENCE ROOM
- TWO STORAGE ROOMS
- TWO RESTROOMS
- IT CLOSET

## ADDITIONAL FEATURES

- PRIVATE STREET ENTRANCE PARK AVENUE
- PRISTINE INSTALLATION
- MIDMARK RITTER 355 PROCEDURE LIGHT EQUIPPED EXAM ROOMS
- POURED FLOORING
- SPEAKER SYSTEM THROUGHOUT
- WIRED FOR VIDEO SECURITY
- CENTRAL AIR CONDITIONING
- ADAPTABLE TO ANY MEDICAL SPECIALTY



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FLOOR PLAN FOR ILLUSTRATIVE PURPOSES ONLY

PARK AVENUE