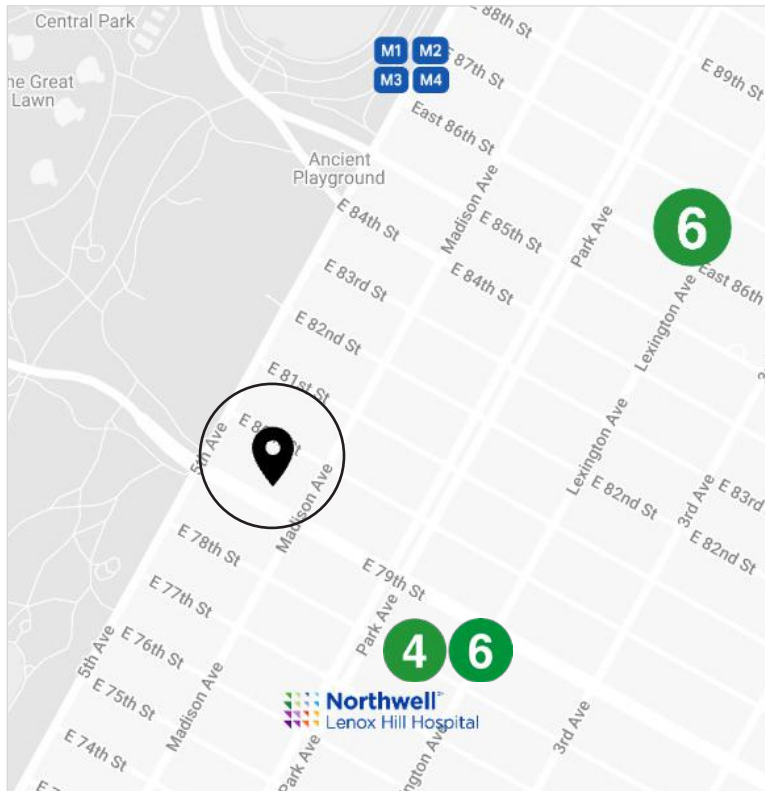


GROUND FLOOR  
**MEDICAL CO-OP**  
FOR SALE

PRICE	\$750,000
APPROX SIZE	1,300 SQ FT
MAINTENANCE	\$5,956 PER MONTH
FLIP TAX	2% PAID BY BUYER
FINANCING	50% MAXIMUM



**23 EAST 79TH STREET, GF**  
BETWEEN FIFTH AVENUE AND MADISON AVENUE



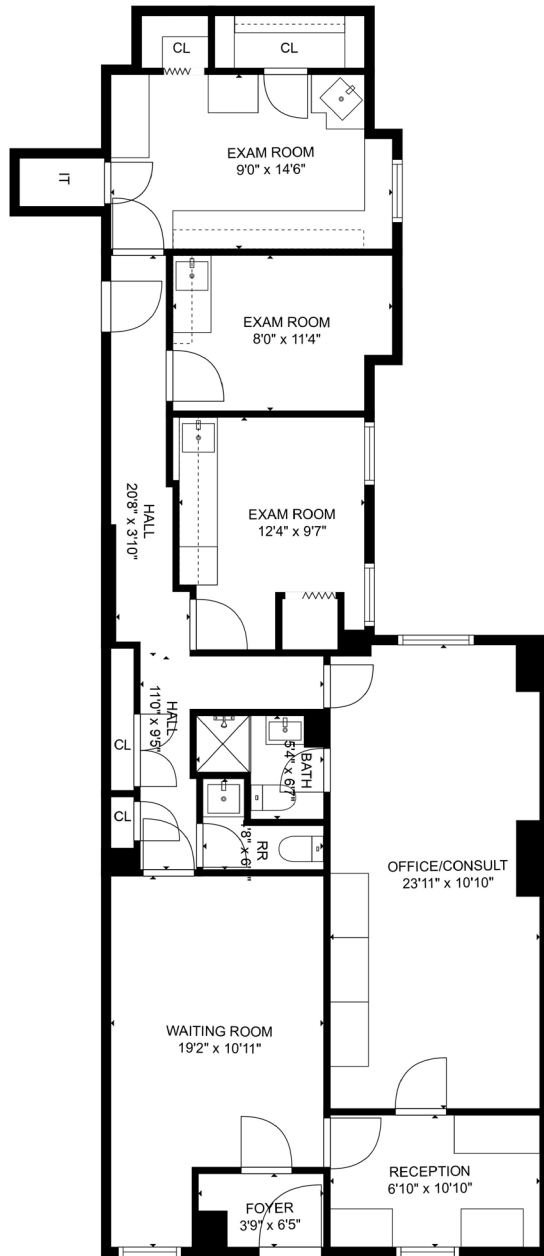
## LAYOUT

- WAITING ROOM
- RECEPTION
- THREE EXAM ROOMS
- OFFICE/CONSULT
- TWO RESTROOMS (ONE WITH SHOWER LOCATED IN OFFICE/CONSULT)
- IT CLOSET
- FOYER

## ADDITIONAL FEATURES

- PRIVATE STREET ENTRANCE EAST 79TH STREET
- EGRESS TO RESIDENTIAL COMMON AREA
- ADAPTABLE TO ANY MEDICAL SPECIALTY





EAST 79TH STREET

FLOOR PLAN FOR ILLUSTRATIVE PURPOSES ONLY



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