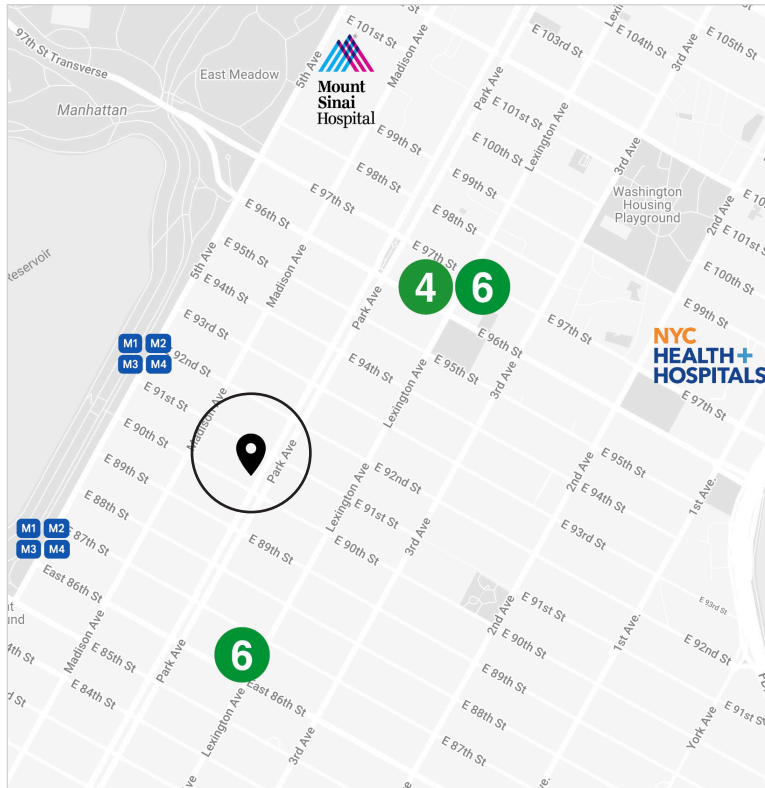


# GROUND FLOOR **MEDICAL CO-OP** FOR SALE

**PRICE** \$995,000  
**APPROX SIZE** 1,949 SQ FT  
**MAINTENANCE** \$8,681 PER MONTH  
**FLIP TAX** 2% OF TOTAL PURCHASE PRICE  
**FINANCING** 50% MAXIMUM



**1126 PARK AVENUE, SUITE 1A**  
BETWEEN EAST 90TH AND EAST 91ST STREET

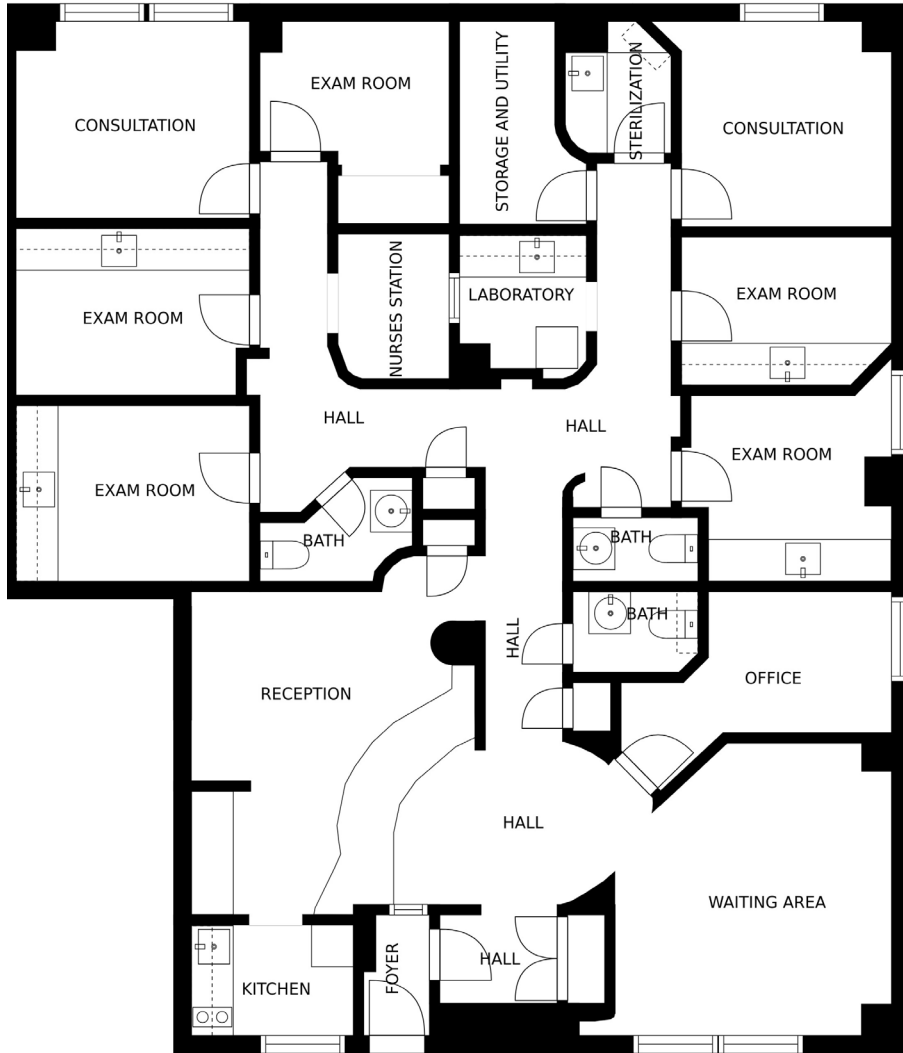
## LAYOUT

- WAITING ROOM
- RECEPTION AREA
- 5 EXAM ROOMS
- 2 CONSULTS
- ADMINISTRATIVE OFFICE
- NURSES' STATION
- LABORATORY
- STERILIZATION ROOM
- UTILITY ROOM
- 3 RESTROOMS
- KITCHENETTE

## ADDITIONAL FEATURES

- PRIVATE STREET ENTRANCE ON PARK AVE
- CENTRAL AIR CONDITIONING
- ADAPTABLE TO ANY MEDICAL SPECIALTY





FLOOR PLAN FOR ILLUSTRATIVE PURPOSES ONLY



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