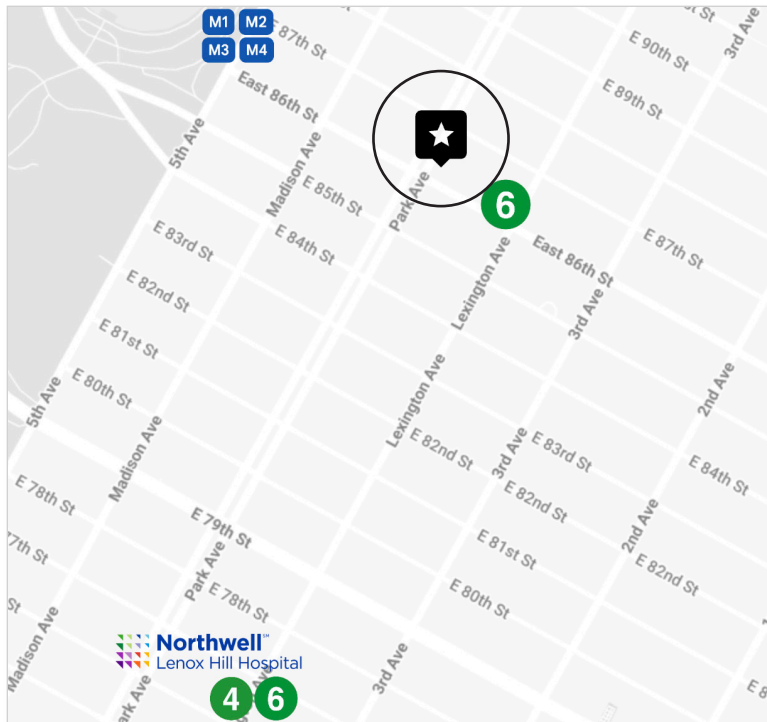




GROUND FLOOR/LOWER LEVEL
MEDICAL CO-OP
DUPLEX FOR SALE

PRICE	\$2,950,000
APPROX SIZE	2,700 SQ FT
MAINTENANCE	\$6,659 PER MONTH
ASSESSMENT	\$799 PER MONTH
FLIP TAX	4% OF PURCHASE PRICE
FINANCING	50% MAXIMUM



1045 PARK AVENUE, SUITE 1AB
BETWEEN EAST 86TH AND EAST 87TH STREET

LAYOUT

- WAITING AREA
- RECEPTION
- ACCREDITED PROCEDURE ROOM
- PROCEDURE PRE-OP/LAB
- RECOVERY ROOM
- FOUR EXAM ROOMS
- THREE OFFICES/CONSULTS
- TWO RESTROOMS

ADDITIONAL FEATURES

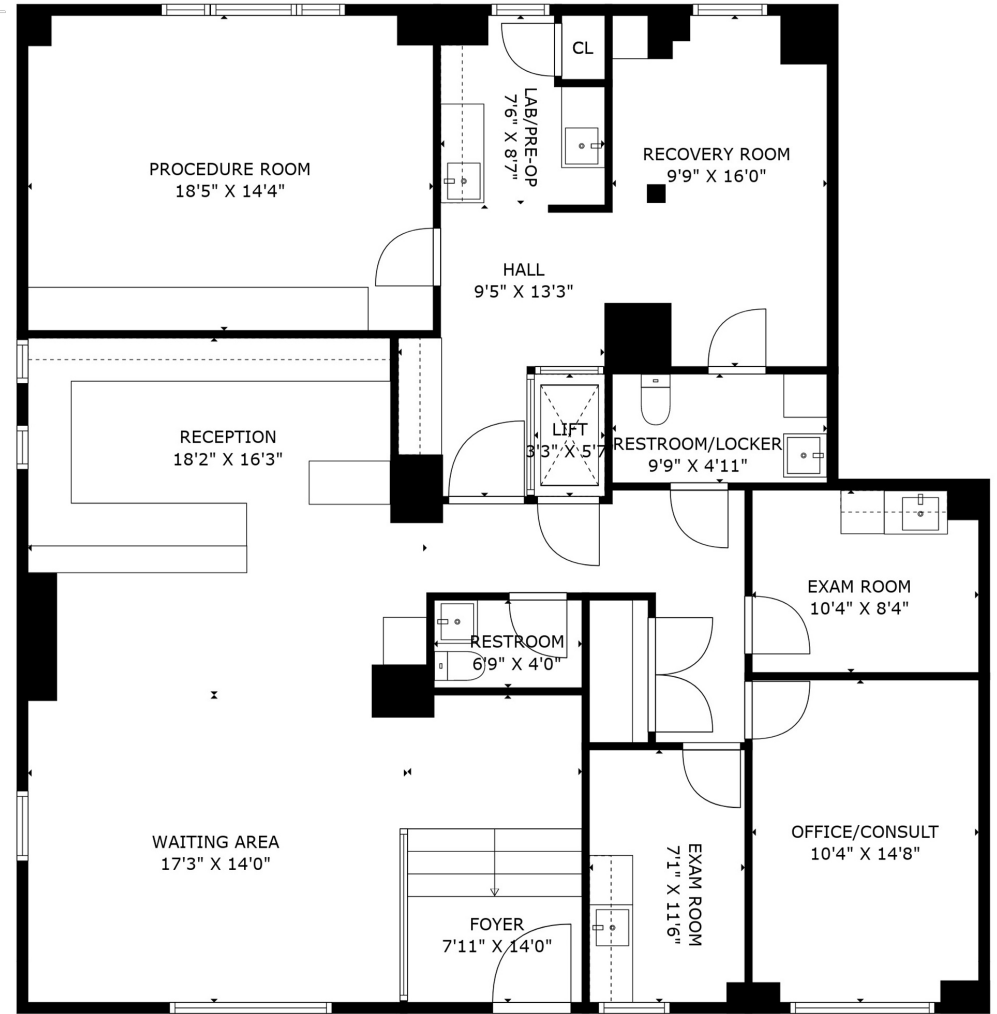
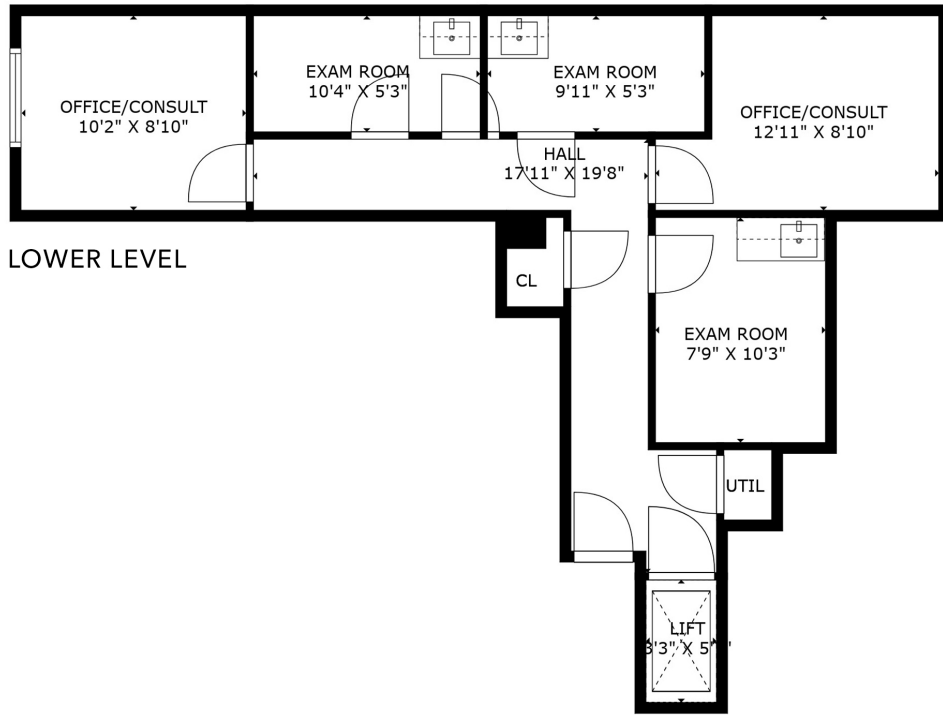
- PRIVATE STREET ENTRANCE ON PARK AVENUE
- SAVARIA STAIR LIFT
- GENESIS VERTICAL LIFT
- PRISTINE INSTALLATION
- CEILING MOUNTED SPEAKER SYSTEM
- CENTRAL AIR CONDITIONING
- ADAPTABLE TO ANY MEDICAL SPECIALTY





FLOOR PLAN • CURRENT

FOR ILLUSTRATIVE PURPOSES ONLY.
SIZE AND DIMENSIONS MAY VARY.



GROUND FLOOR

▲
PARK AVENUE



Paul L Wexler

Licensed Associate Real Estate Broker

P: 212.836.1075

E: PWexler@corcoran.com



Josef Yadgarov

Licensed Associate Real Estate Broker

P: 212.836.1097

E: JYadgarov@corcoran.com



Alisia Ramlochan

Licensed Associate Real Estate Broker

P: 212.893.1450

E: Alisia.Ramlochan@corcoran.com



Kurt Herold

Licensed Associate Real Estate Broker

P: 212.323.3817

E: KHerold@corcoran.com



Cosmin Bită

Licensed Real Estate Salesperson

P: 917.602.5754

E: Cosmin.Bită@corcoran.com



Austin Weinerman

Licensed Real Estate Salesperson

P: 212.323.3280

E: AWeinerman@corcoran.com



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