

# FULL 9TH FLOOR

# **MEDICAL CO-OP**

FOR SALE

**PRICE** \$3,275,000

**APPROX SIZE** 4,200 SQ FT

**MAINTENANCE** \$17,083 PER MONTH, INCLUDES:

**ELECTRIC** 

AFTER HOURS PHONE SERVICE

TRASH REMOVAL

FLIP TAX NONE

**FINANCING** 75% MAXIMUM



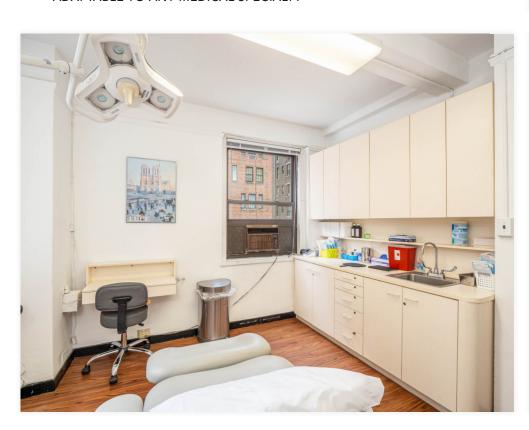


#### **LAYOUT**

- TWO OFFICES/CONSULTS
- THREE PROCEDURE ROOMS W/DRESSING ROOM
- FOUR ADDITIONAL EXAM ROOMS
- UVB TREATMENT ROOM
- NURSES STATION
- IN AND OUT RECEPTION AREAS
- WAITING ROOM
- STAFF LOUNGE
- FOUR RESTROOMS
- RECORDS ROOM
- SEVEN CLOSETS
- JANITOR'S CLOSET

#### **ADDITIONAL FEATURES**

- DIRECT ELEVATOR ACCESS
- TWO PASSENGER CARS
- FULL FLOOR SUITE
- 25 WINDOWS
- DEDICATED MEDICAL BUILDING
- ADAPTABLE TO ANY MEDICAL SPECIALTY





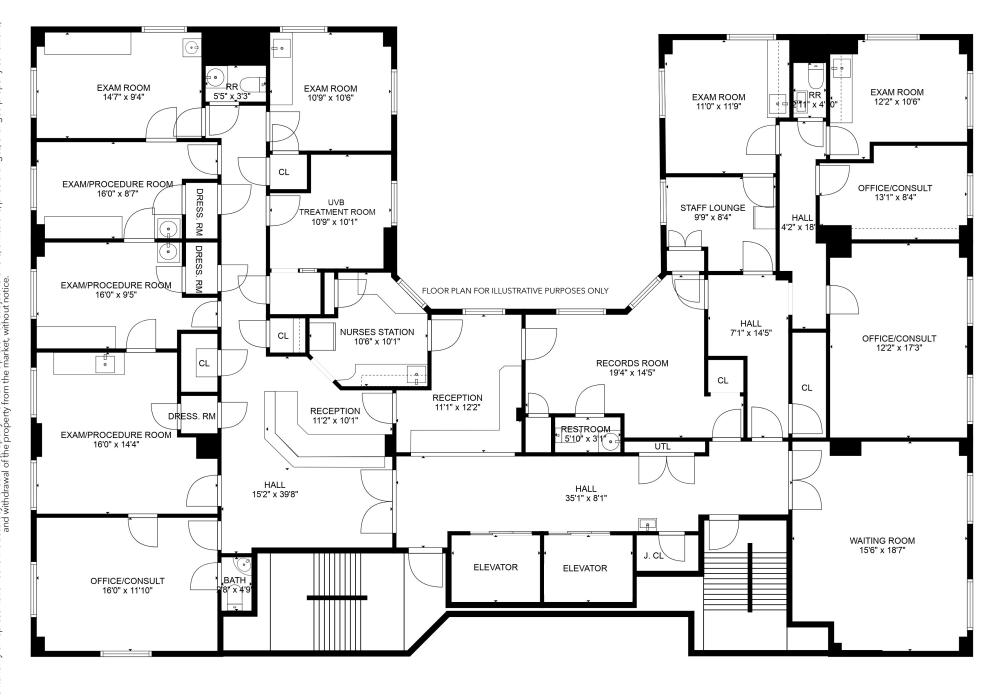












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