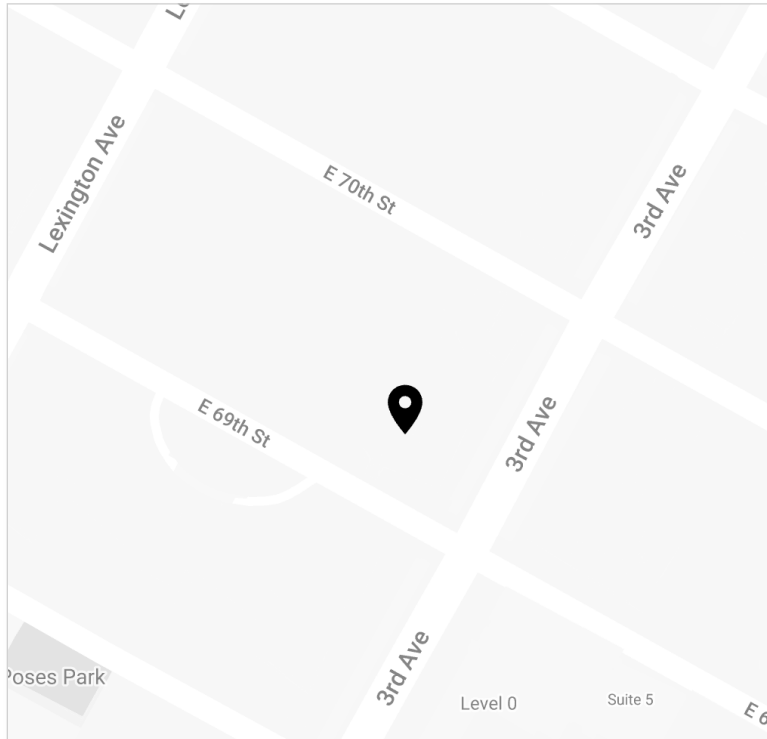


# GROUND FLOOR **MEDICAL CO-OP** FOR SALE

<b>PRICE</b>	\$675,000
<b>APPROX SIZE</b>	900 SQ FT
<b>MAINTENANCE</b>	\$2,734 PER MONTH
<b>ASSESSMENT</b>	\$507 PER MONTH   EXP JAN 2026
<b>FLIP TAX</b>	2% PAID BY SELLER
<b>FINANCING</b>	50% MAXIMUM <i>SELLER FINANCING AVAILABLE</i>



**169 EAST 69TH STREET, OFC**  
BETWEEN LEXINGTON AVENUE AND 3RD AVENUE

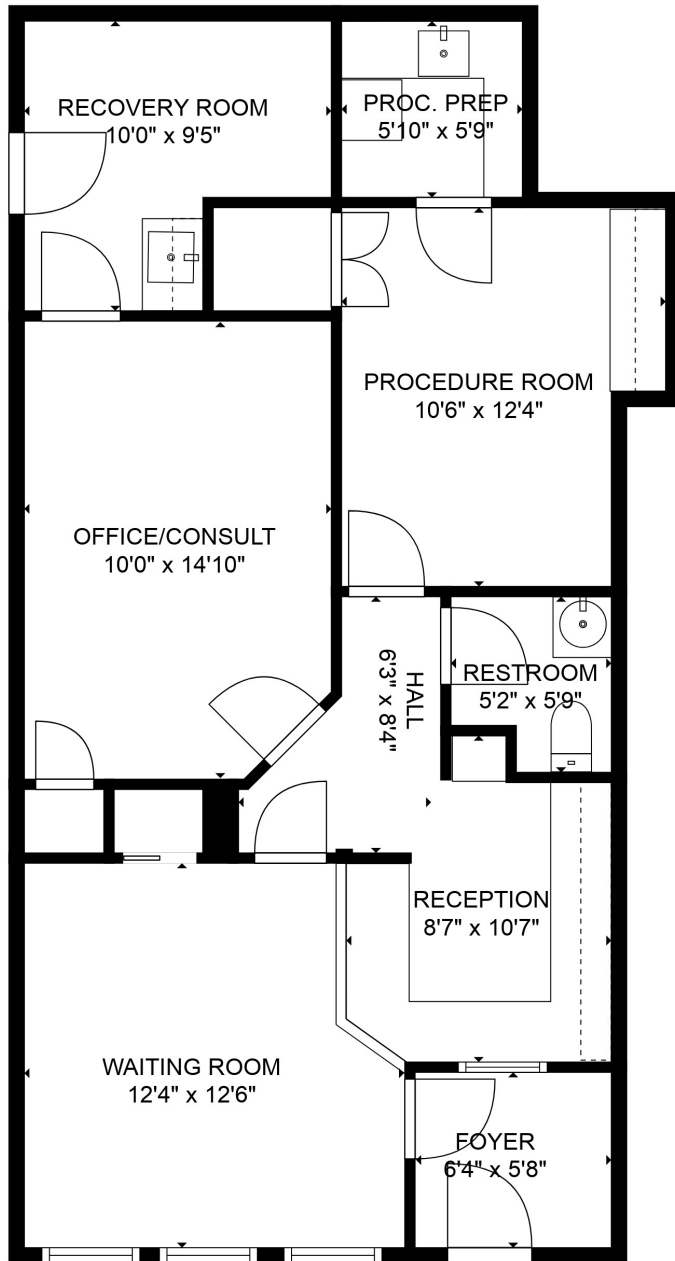
## LAYOUT

- WAITING ROOM
- RECEPTION
- PROCEDURE ROOM
- PROCEDURE PREP ROOM
- RECOVERY ROOM
- OFFICE/CONSULT
- RESTROOM

## ADDITIONAL FEATURES

- PRIVATE STREET ENTRANCE EAST 69TH STREET
- QUAD A (AAAASF) CERTIFIED OPERATING SUITE
- PRISTINE INSTALLATION
- CENTRAL AIR CONDITIONING
- ADAPTABLE TO ANY MEDICAL SPECIALTY





FLOOR PLAN FOR ILLUSTRATIVE PURPOSES ONLY



**Paul L Wexler**

LICENSED ASSOCIATE  
 REAL ESTATE BROKER

P: 212.836.1075  
 E: PLW@corcoran.com

**Josef Yadgarov**

LICENSED ASSOCIATE  
 REAL ESTATE BROKER

P: 212.836.1097  
 E: josef.yadgarov@corcoran.com

**Alisia Ramlochan**

LICENSED ASSOCIATE  
 REAL ESTATE BROKER

P: 212.893.1450  
 E: alisia.ramlochan@corcoran.com

**Elliot Dennis**

LICENSED REAL ESTATE  
 SALESPERSON

P: 212.893.1746  
 E: elliot.dennis@corcoran.com

**Cosmin Bită**

LICENSED REAL ESTATE  
 SALESPERSON

P: 917.602.5754  
 E: cosmin.bită@corcoran.com

**Kurt Herold**

LICENSED ASSOCIATE  
 REAL ESTATE BROKER

P: 212.323.3817  
 E: kherold@corcoran.com