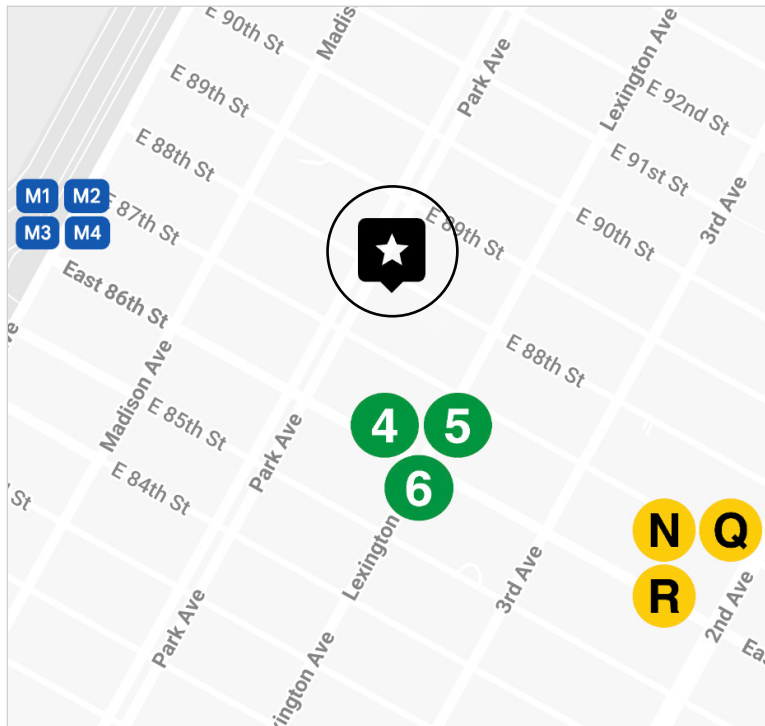




GROUND FLOOR
MEDICAL CO-OP
FOR SALE

PRICE	\$2,395,000
APPROX SIZE	1,640 SQ FT
MAINTENANCE	\$5,422 PER MONTH
ASSESSMENT	\$1,705 PER MONTH EXP MID 2027
FLIP TAX	2.5% PAID BY BUYER
FINANCING	50% MAXIMUM



1075 PARK AVENUE, SUITE 1C
BETWEEN EAST 87TH AND EAST 88TH STREET | CARNEGIE HILL

LAYOUT

- WAITING AREA
- RECEPTION
- FOUR EXAM ROOMS (ONE BEING USED AS A STAFF KITCHEN/LOUNGE)
- PROCEDURE ROOM
- LAB
- OFFICE/CONSULT
- ADMIN OFFICES
- TWO RESTROOMS
- FOUR CLOSETS

ADDITIONAL FEATURES

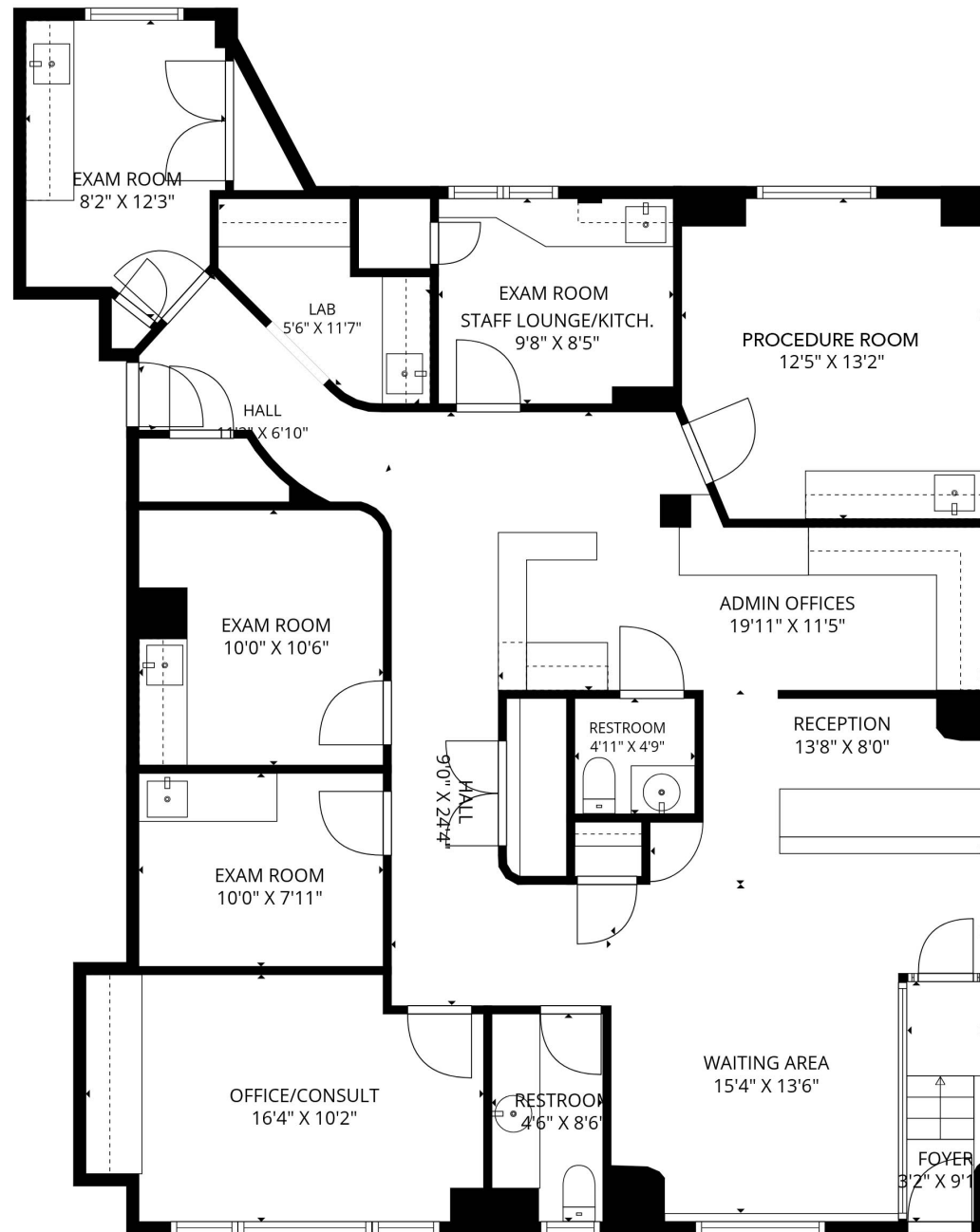
- PRIVATE STREET ENTRANCE ON PARK AVENUE
- GUT RENOVATION
NEW STUDS, WINDOWS, PLUMBING, ELECTRICAL (INCL. 240V FOR LASERS), HVAC, AND FULL ASBESTOS REMEDIATION
- ACCESSIBLE, AUTOMATIC FRONT DOOR
- JELD-WEN AVALON SOUND DAMPENING EXAM ROOM DOORS WITH HEAVY-DUTY SOSS INVISIBLE HINGES
- 30-AMP/250V LOCKING RECEPTACLE (PROCEDURE ROOM)
- SOFT-CLOSE SHAKER-STYLE CABINETRY
- RECESSED AND OVERHEAD LIGHTING THROUGHOUT
- WIRED FOR VIDEO SECURITY
- MULTI-ZONE CENTRAL AIR CONDITIONING
- ADAPTABLE TO ANY MEDICAL SPECIALTY





FLOOR PLAN • CURRENT

FOR ILLUSTRATIVE PURPOSES ONLY.
SIZE AND DIMENSIONS MAY VARY.



Park Avenue

FLOOR PLAN • 3D

FOR ILLUSTRATIVE PURPOSES ONLY.
SIZE AND DIMENSIONS MAY VARY.



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