



FULL SECOND FLOOR  
**MEDICAL CONDO**  
FOR SALE

PRICE \$5,750,000

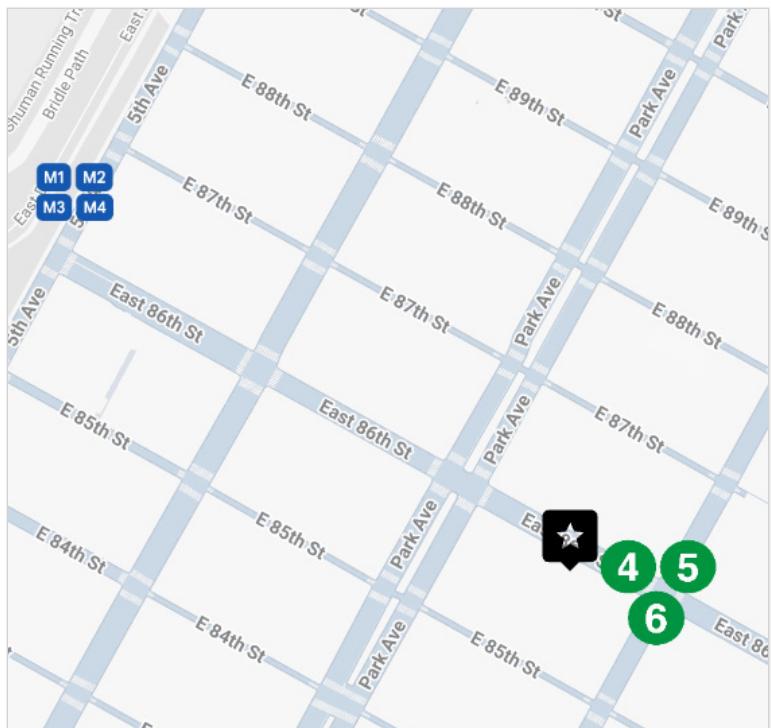
APPROX SIZE 4,000 SQ FT

COMMON CHARGES \$2,631 PER MONTH

FLIP TAX TBD

FINANCING 80% MAXIMUM

REAL ESTATE TAXES \$84,429 PER YEAR



**120 EAST 86TH STREET, FLOOR 2**  
BETWEEN PARK AVENUE AND LEXINGTON AVENUE

## LAYOUT

- RECEPTION
- WAITING AREA
- FOUR CONSULTATION OFFICES
- FOUR ADMIN OFFICES
- TWELVE EXAM ROOMS
- TREATMENT ROOM/STRESS LAB
- STAFF LOUNGE
- STAFF KITCHEN
- TWO STORAGE ROOMS
- FOUR RESTROOMS
- IT CLOSET



VIRTUAL RENDERING

## ADDITIONAL FEATURES

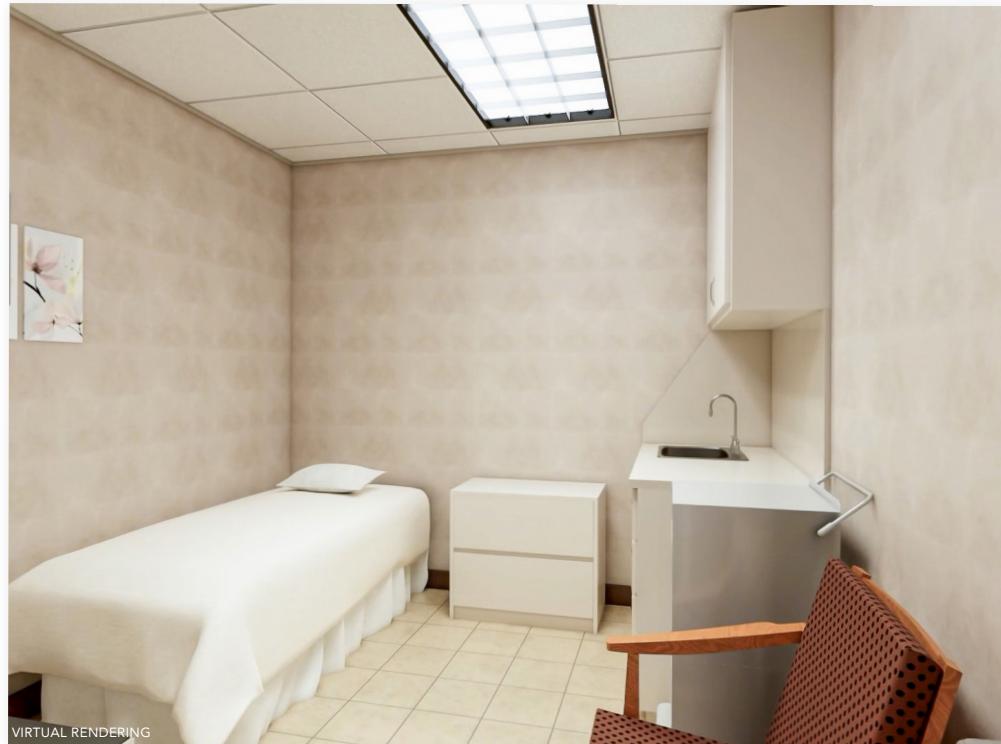
- FULL FLOOR
- TWO ADDITIONAL EGRESS POINTS
- WALKABLE ROOF
- CENTRAL AIR CONDITIONING
- SURROUNDED BY RESIDENTIAL BUILDINGS AND  
LARGE RETAIL ESTABLISHMENTS
- SUBWAY ACCESS ON BLOCK
- PARKING GARAGE ON BLOCK
- ADAPTABLE TO ANY MEDICAL SPECIALTY
- INVESTMENT OPPORTUNITY POTENTIAL



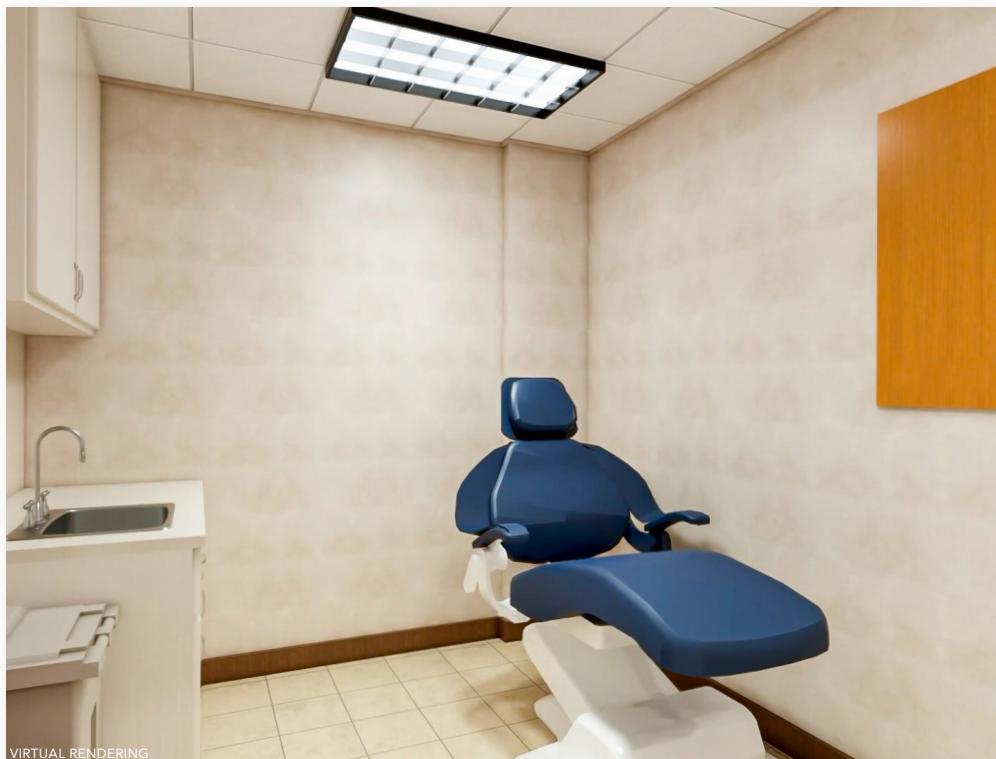
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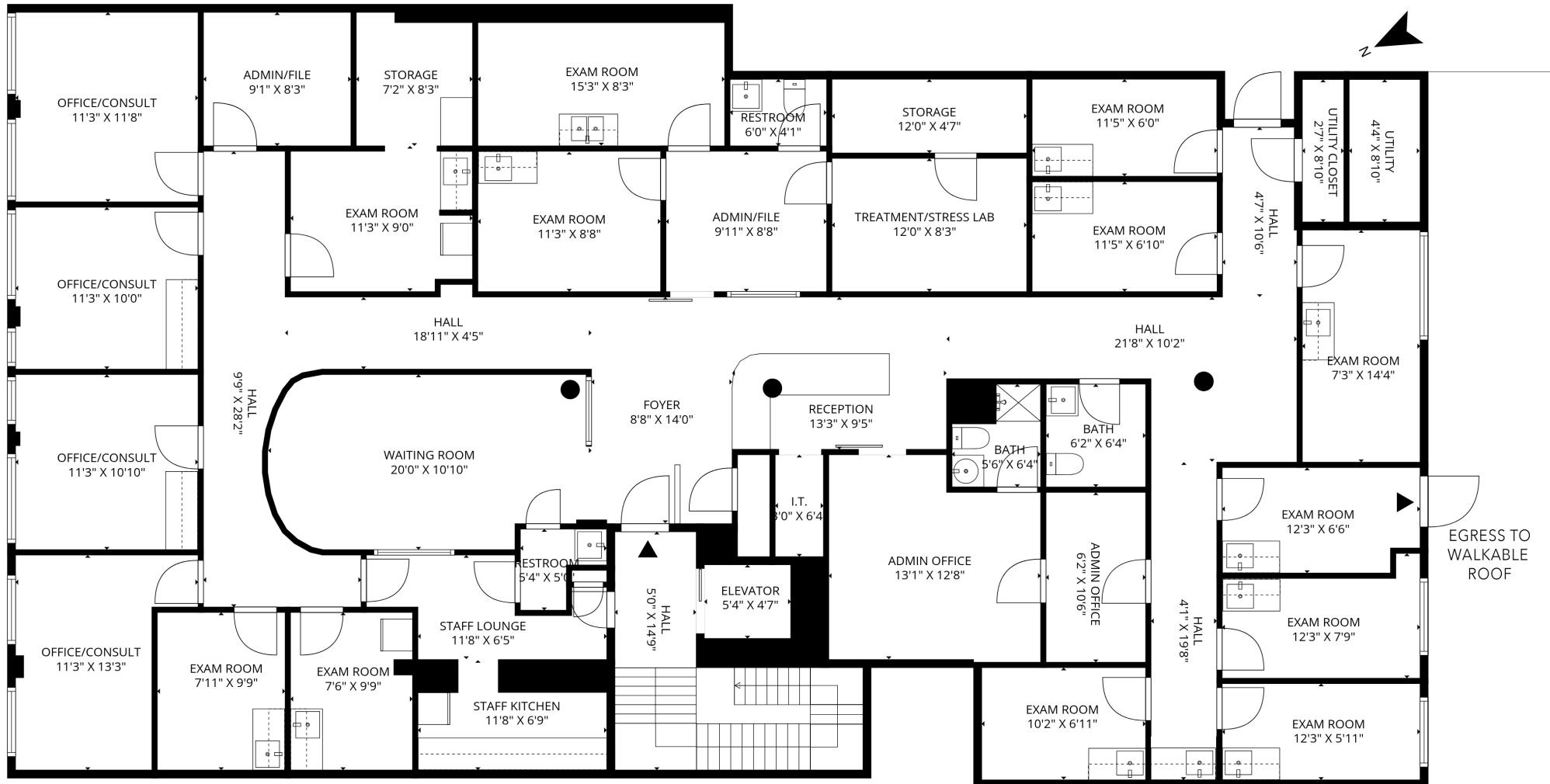
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## FLOOR PLAN • CURRENT

FOR ILLUSTRATIVE PURPOSES ONLY.  
SIZE AND DIMENSIONS MAY VARY.



## 3D FLOOR PLAN • CURRENT

FOR ILLUSTRATIVE PURPOSES ONLY.  
DEEMED ~90% ACCURATE.



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