

GROUND FLOOR

MEDICAL CO-OP

FOR SALE OR LEASE

PRICE (SALE) \$1,650,000

LEASE \$11,500/MONTH

APPROX SIZE 1,800 SQ FT

APPROX MAINT \$2,385 PER MONTH*

FLIP TAX 1% OF TOTAL PURCHASE PRICE

FINANCING 80% MAXIMUM





LAYOUT • EXPA • 6 EXA

- EXPANSIVE WAITING AND RECEPTION AREA
- 6 EXAM ROOMS
- 2 CONSULTS
- 1 STAFF ROOM WITH WET PANTRY
- 3 RESTROOMS
- AMPLE STORAGE

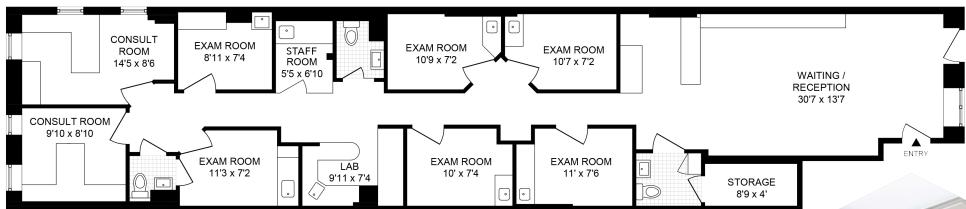
ADDITIONAL FEATURES

- PRE-WAR MEDICAL CO-OP
- SEMI-PRIVATE STREET ENTRANCE
- ADA COMPLIANT LIFT
- 7 WINDOWS
- SPLIT UNIT HVAC
- ADAPTABLE TO MANY MEDICAL SPECIALTIES
- BUILDING IS SELF-MANAGED









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 Bita

LICENSED ASSOCIATE REAL ESTATE BROKER

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

Kurt Herold

LICENSED ASSOCIATE REAL ESTATE BROKER

P: 212.323.3817 E: kherold@corcoran.com





Real estate agents affiliated with The Corcoran Group are independent contractors and are not employees of The Corcoran Group. Equal Housing Opportunity. The Corcoran Group is a licensed real estate broker located at 590 Madison Ave, NY, NY 10022. All information furnished regarding property for sale or rent or regarding financing is from sources deemed reliable, but Corcoran makes no warranty or representation as to the accuracy thereof. All property information is presented subject to errors, omissions, price changes, changed property conditions, and withdrawal of the property from the market, without notice.