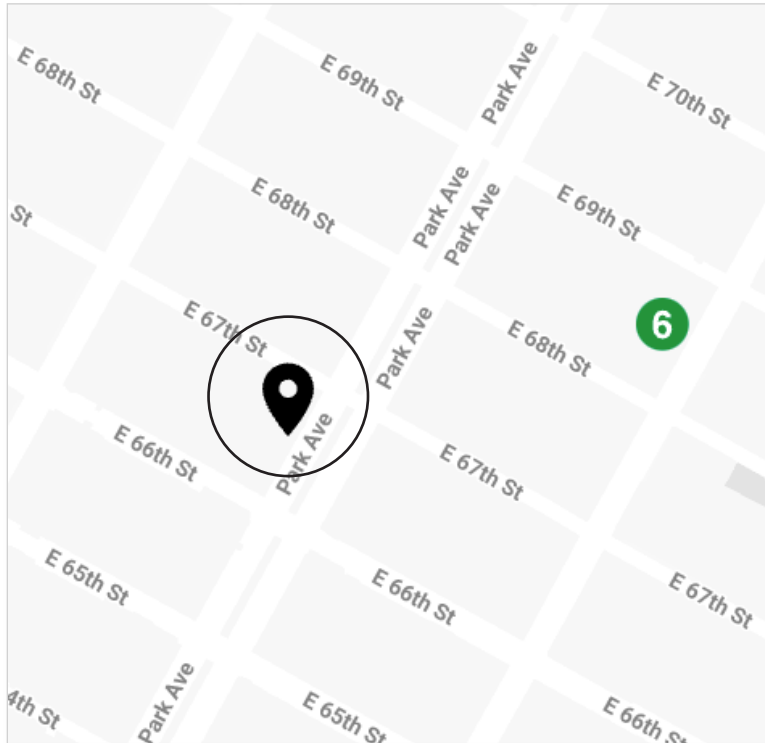


GROUND FLOOR
MEDICAL CO-OP
FOR SALE

PRICE \$2,700,000
APPROX SIZE 2,337 SQ FT
MAINTENANCE \$7,500 PER MONTH
ASSESSMENT \$697 PER MONTH
FLIP TAX 2% PAID BY BUYER
FINANCING 50% MAXIMUM



650 PARK AVENUE, NORTH OFC
BETWEEN EAST 66TH AND 67TH STREET

LAYOUT

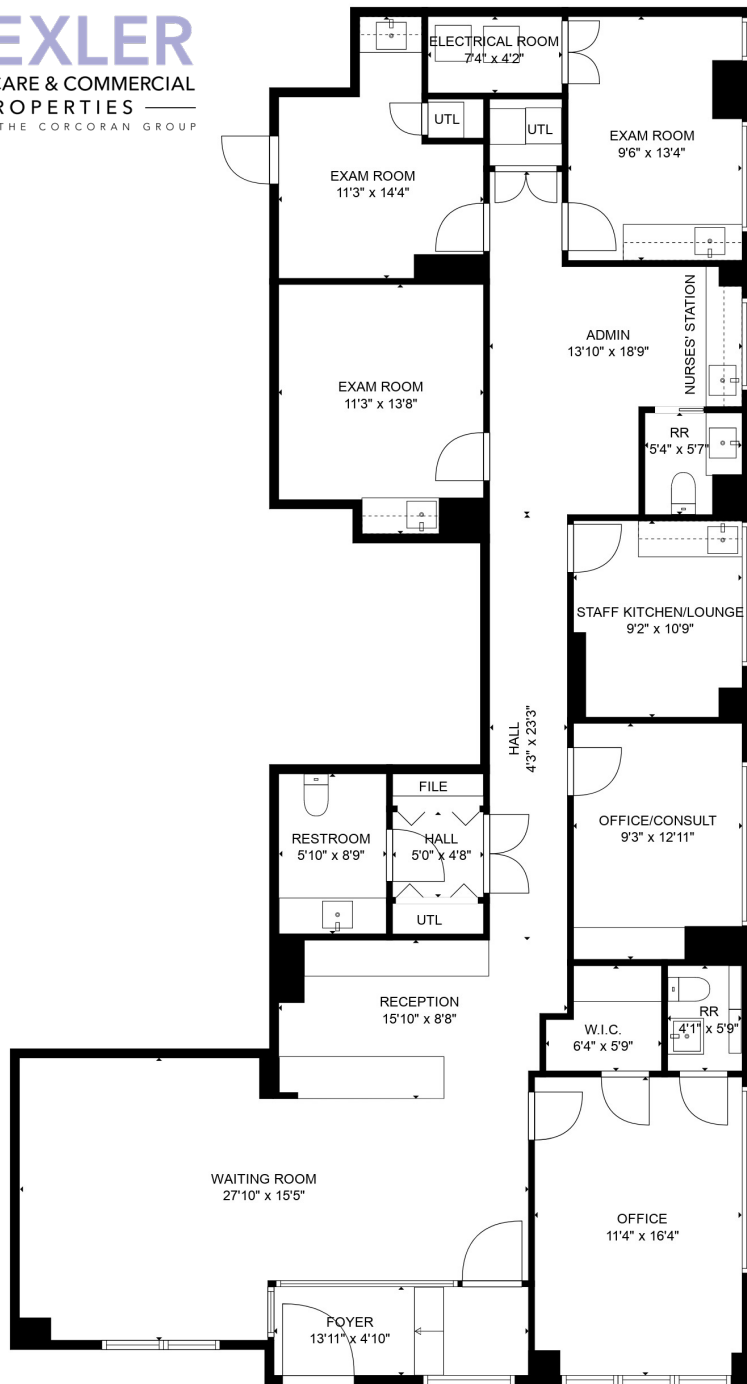
- WAITING ROOM
- RECEPTION
- THREE EXAM ROOMS
- TWO OFFICES/CONSULTS
- ADMIN AREA
- NURSES' STATION
- STAFF KITCHEN/LOUNGE
- THREE RESTROOMS
ONE OF WHICH IS LOCATED IN THE PRIMARY OFFICE/CONSULT

ADDITIONAL FEATURES

- PRIVATE STREET ENTRANCE ON PARK AVENUE
- PRISTINE INSTALLATION
- EGRESS TO BUILDING LOBBY
- WINDOWS FACING PARK AVENUE AND EAST 67TH STREET
- SECURITY SYSTEM
- MULTI-ZONE CENTRAL AIR CONDITIONING
- ADAPTABLE TO ANY MEDICAL SPECIALTY







PARK AVENUE



FLOOR PLAN FOR ILLUSTRATIVE PURPOSES ONLY

Paul L Wexler
LICENSED ASSOCIATE
REAL ESTATE BROKER

P: 212.836.1075
E: PWexler@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 Bitu
LICENSED REAL ESTATE
SALESPERSON

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

Kurt Herold
LICENSED ASSOCIATE
REAL ESTATE BROKER

P: 212.323.3817
E: kherold@corcoran.com