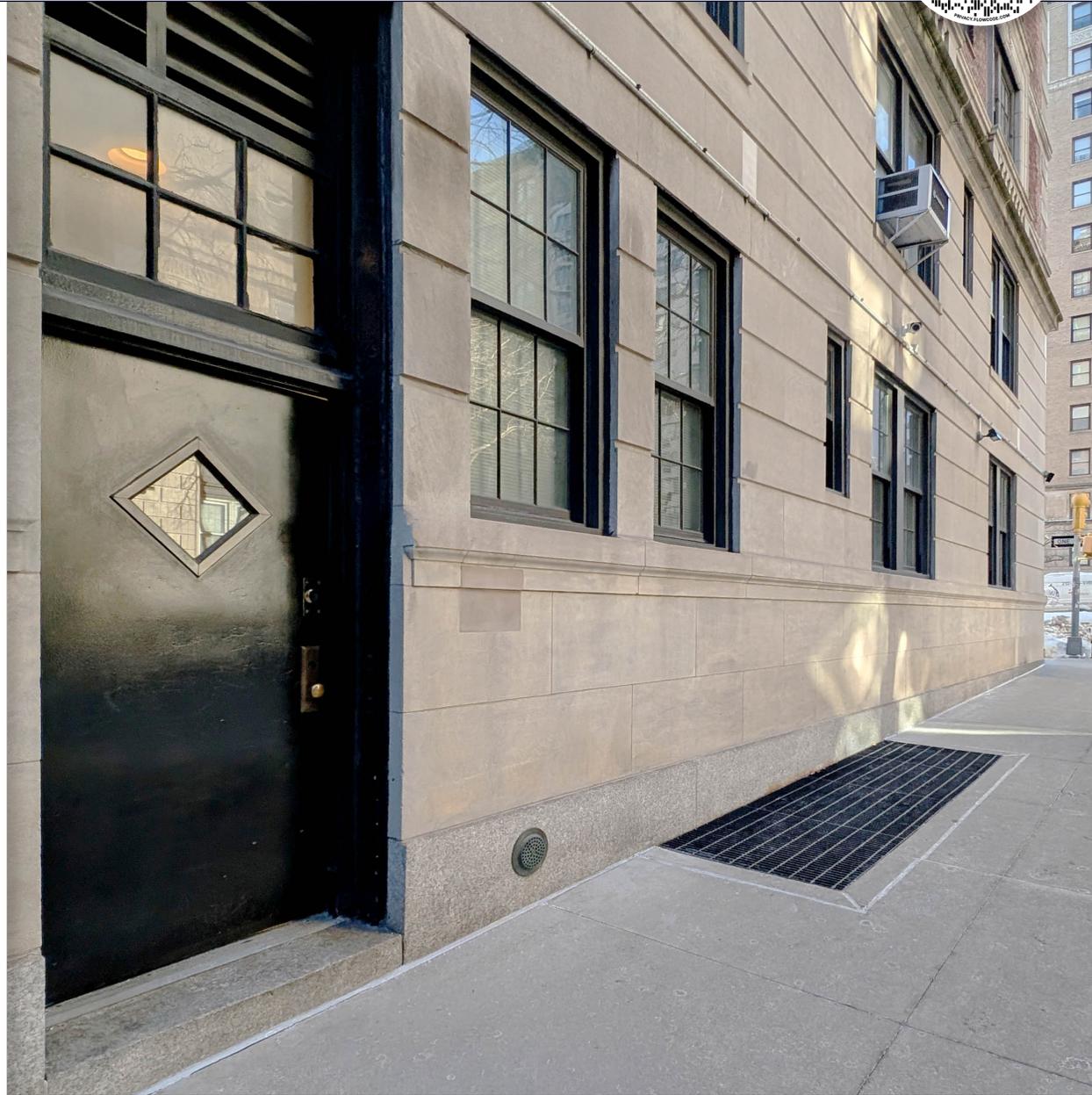
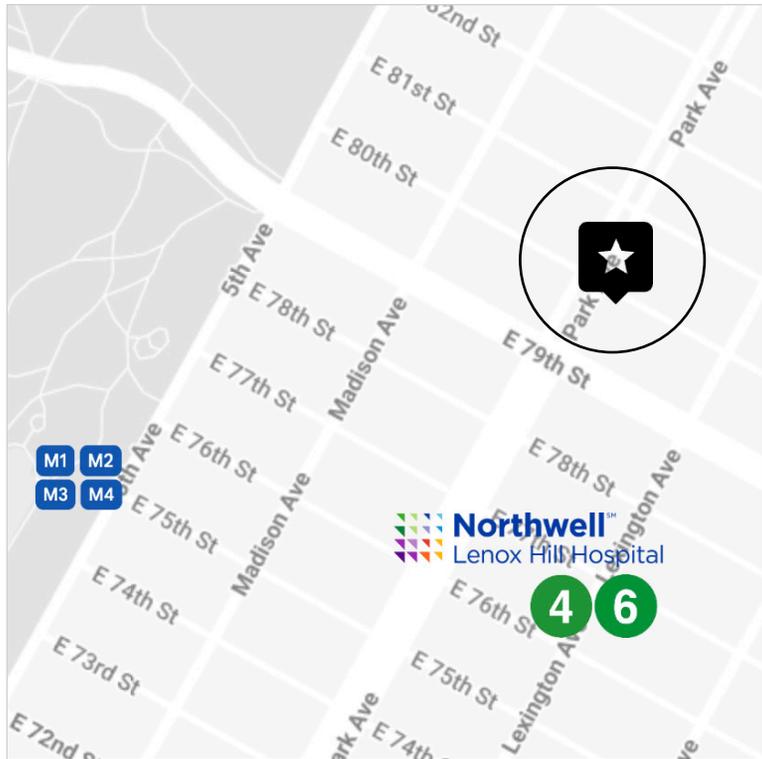




GROUND FLOOR
MEDICAL CO-OP
FOR SALE

PRICE \$1,350,000
APPROX SIZE 1,550 SQ FT
MAINTENANCE \$7,520.21 PER MONTH
FLIP TAX 2% PAID BY BUYER
FINANCING 50% MAXIMUM



911 PARK AVENUE, SUITE 1B
CORNER OF PARK AVENUE AND EAST 80TH STREET

LAYOUT

- WAITING ROOM
- RECEPTION
- SEVEN EXAM ROOMS
- TWO OFFICES/CONSULTS
- ONE ADMIN OFFICE
- STAFF KITCHENETTE
- TWO RESTROOMS

ADDITIONAL FEATURES

- PRIVATE STREET ENTRANCE EAST 80TH STREET
- OVERHEAD AND RECESSED LIGHTING
- HARDWOOD FLOORING
- CENTRAL AIR CONDITIONING
- ADAPTABLE TO ANY MEDICAL SPECIALTY

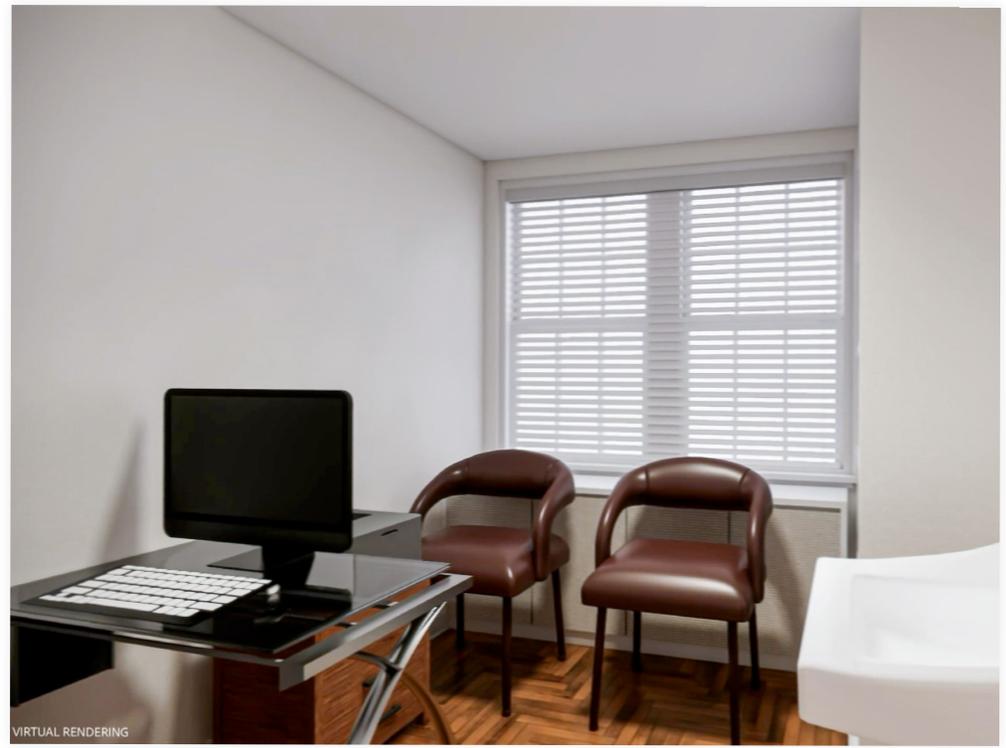


VIRTUAL RENDERING





VIRTUAL RENDERING



VIRTUAL RENDERING



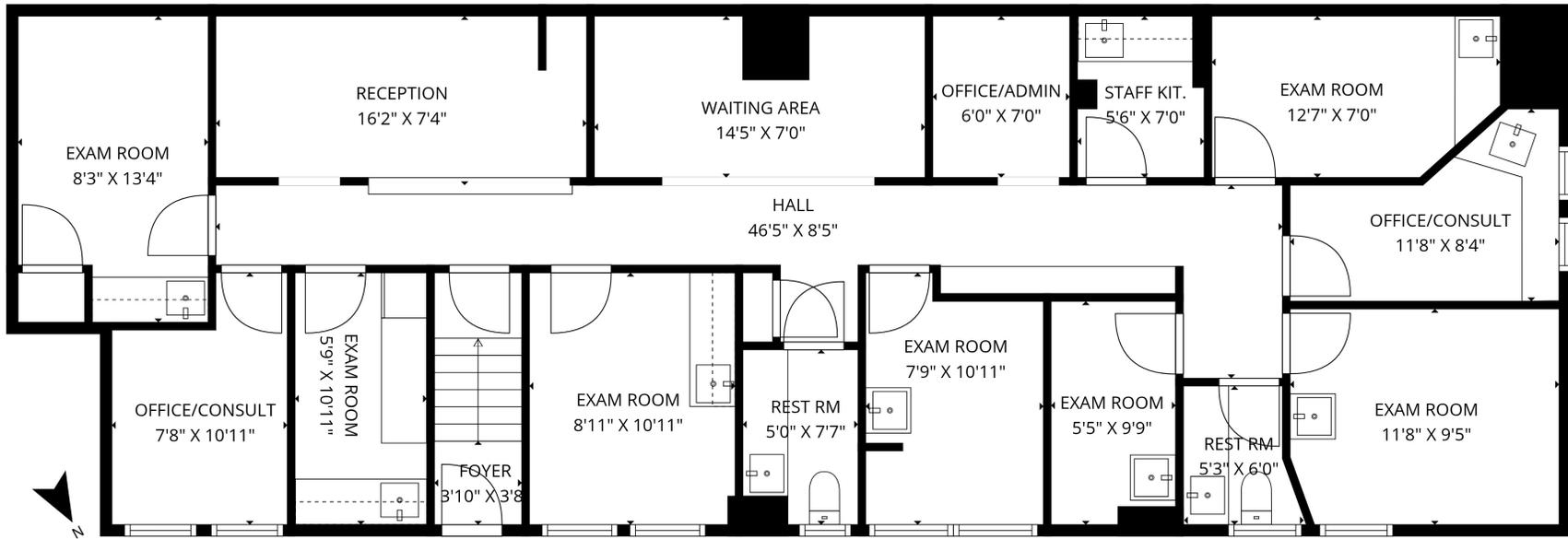
VIRTUAL RENDERING



VIRTUAL RENDERING

FLOOR PLAN • CURRENT

FOR ILLUSTRATIVE PURPOSES ONLY.
SIZE AND DIMENSIONS MAY VARY.



3D FLOOR PLAN • RENDERING

FOR ILLUSTRATIVE PURPOSES ONLY.
SIZE AND DIMENSIONS MAY VARY.



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: JYadgarov@corcoran.com



Alisia Ramlochan

Licensed Associate Real Estate Broker

P: 212.893.1450

E: Alisia.Ramlochan@corcoran.com



Kurt Herold

Licensed Associate Real Estate Broker

P: 212.323.3817

E: KHerold@corcoran.com



Cosmin Bită

Licensed Real Estate Salesperson

P: 917.602.5754

E: Cosmin.Bită@corcoran.com



Austin Weinerman

Licensed Real Estate Salesperson

P: 212.323.3280

E: AWeinerman@corcoran.com



FIND THE PERFECT SPACE AT
WEXLERHEALTHCAREPROPERTIES.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.