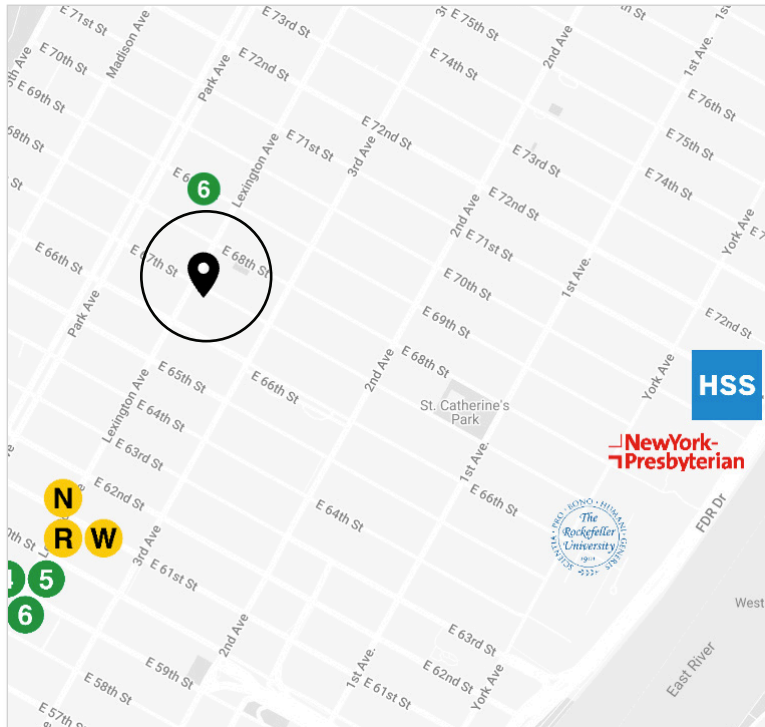




GROUND FLOOR
MEDICAL CO-OP
FOR SALE

PRICE	\$1,800,000
APPROX SIZE	1,800 SQ FT
MAINTENANCE	\$3,365 PER MONTH
FLIP TAX	3% PAID BY BUYER
FINANCING	70% MAXIMUM



130 EAST 67TH STREET, SUITE 1C
BETWEEN LEXINGTON AVENUE AND 3RD AVENUE

LAYOUT

- WAITING ROOM
- RECEPTION
- FIVE EXAM ROOMS
- TWO OFFICES/CONSULTS
- X-RAY ROOM
- ADMIN OFFICE
- NURSES' STATION
- TWO RESTROOMS

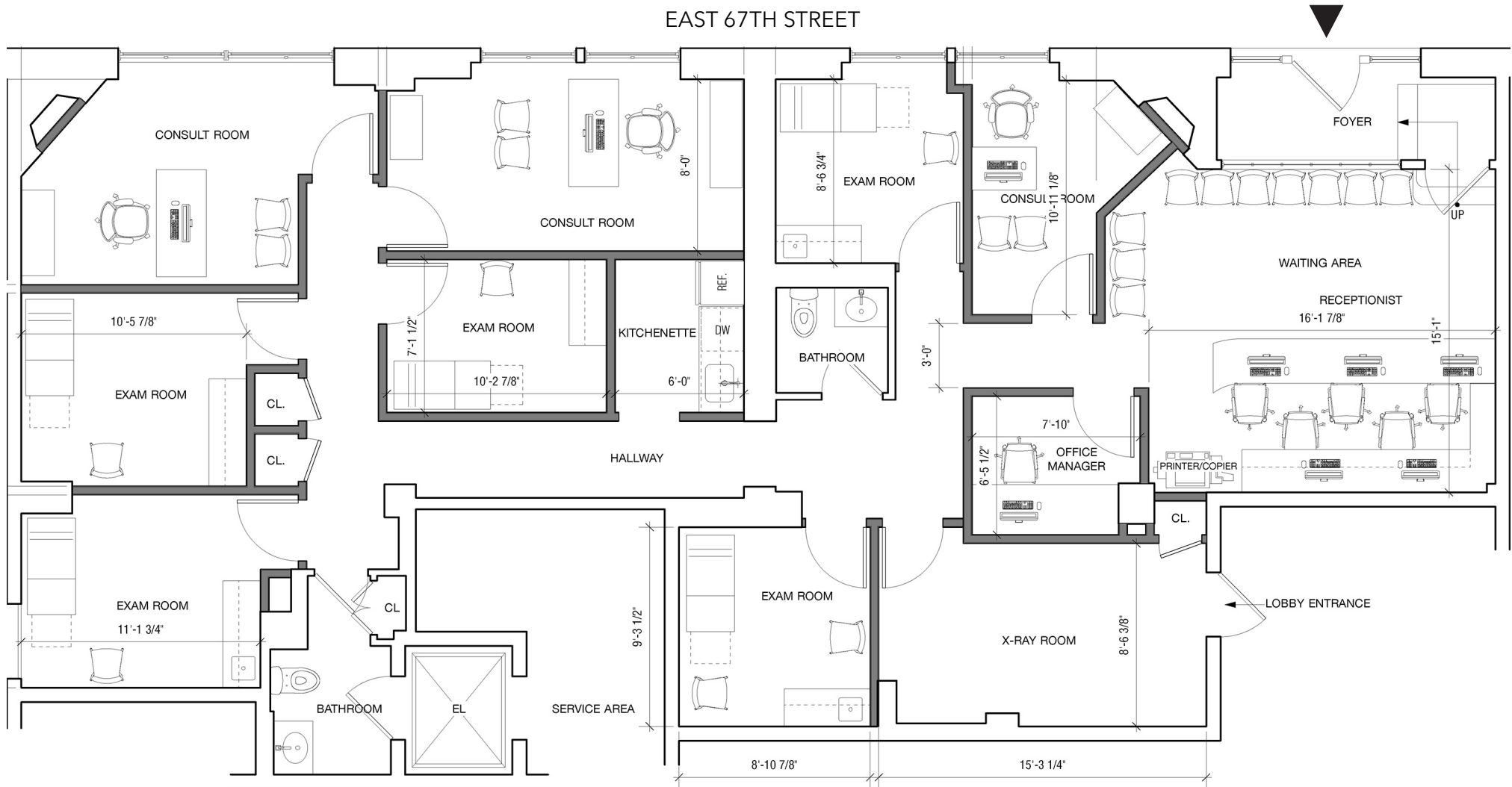
ADDITIONAL FEATURES

- PRIVATE STREET ENTRANCE ON EAST 67TH STREET
- SIX WINDOWS
- CENTRAL AIR CONDITIONING
- ADAPTABLE TO ANY MEDICAL SPECIALTY



FLOOR PLAN • CURRENT

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.