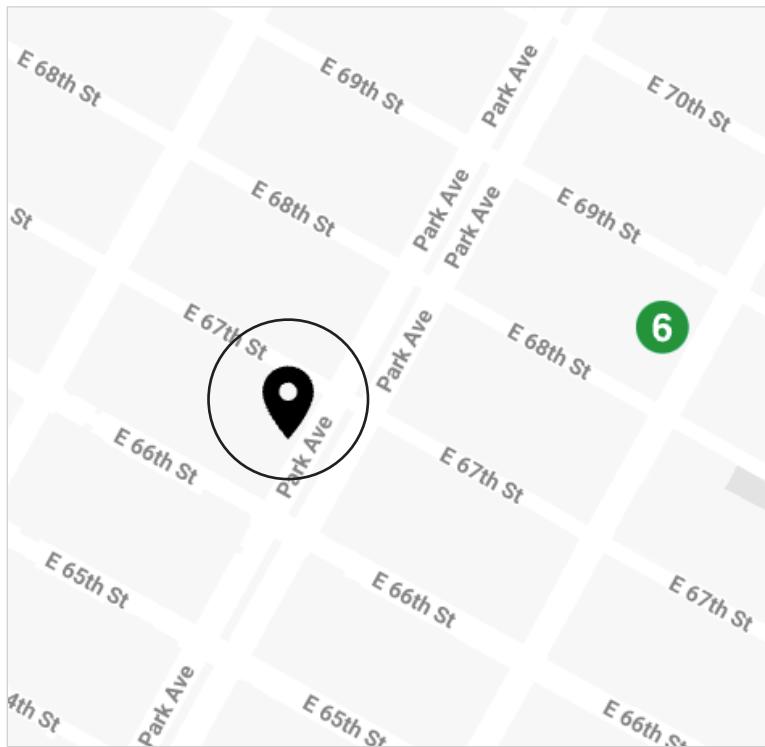


GROUND FLOOR
MEDICAL CO-OP
FOR SALE

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

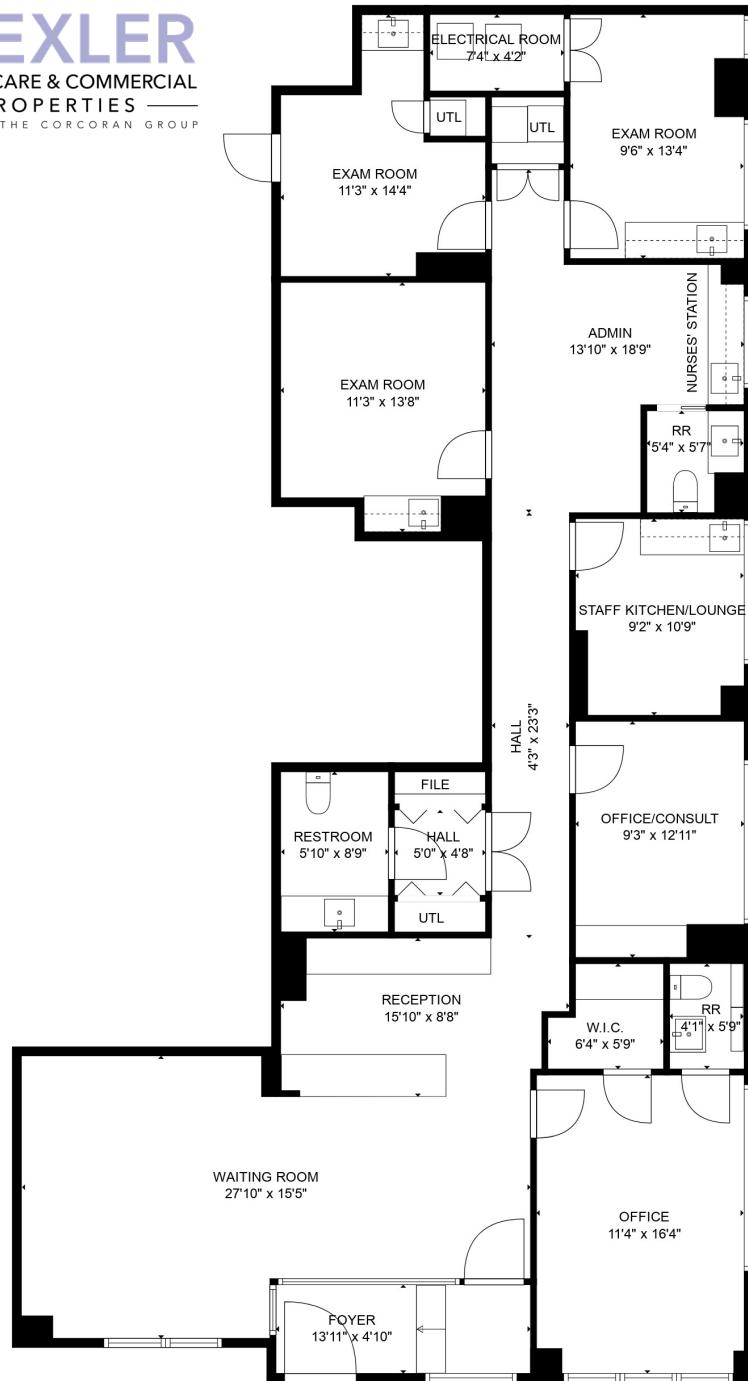
ONE OF WHICH IS LOCATED IN THE PRIMARY OFFICE/CONSULT

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

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