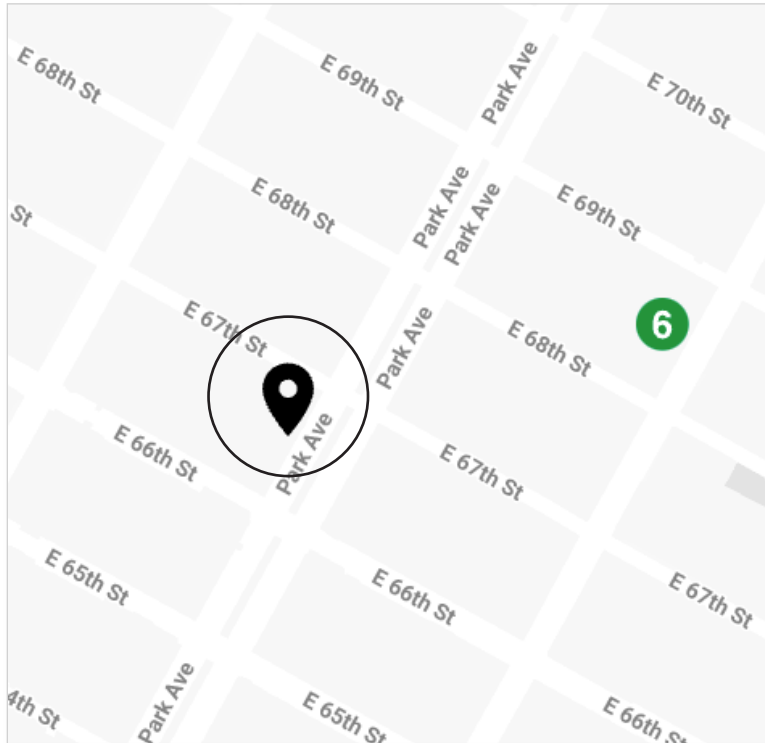


GROUND FLOOR **MEDICAL CO-OP** FOR SALE

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

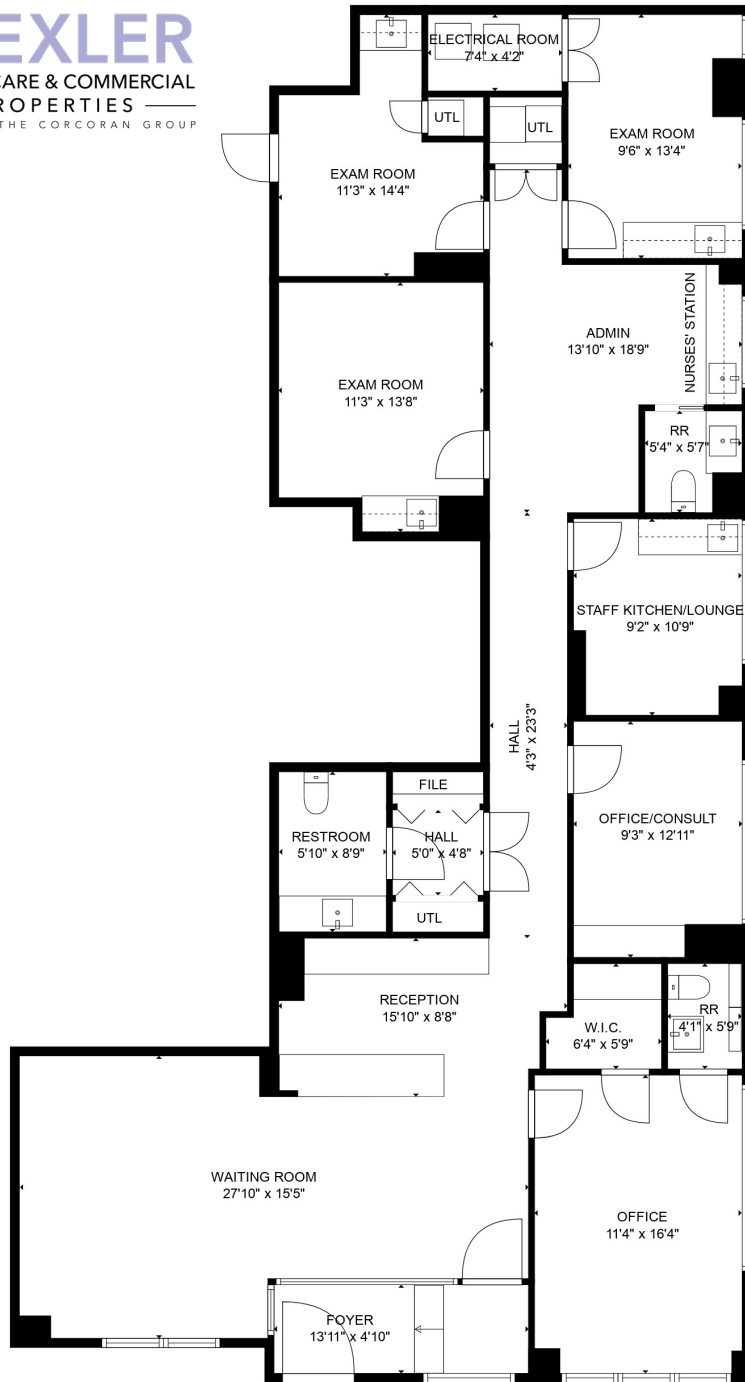
- WAITING ROOM
 - RECEPTION
 - THREE EXAM ROOMS
 - TWO OFFICES/CONSULTS
 - ADMIN AREA
 - NURSES' STATION
 - STAFF KITCHEN/LOUNGE
 - THREE RESTROOMS
- ONE OF WHICH IS LOCATED IN THE PRIMARY OFFICE/CONSULT*

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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FLOOR PLAN FOR ILLUSTRATIVE PURPOSES ONLY