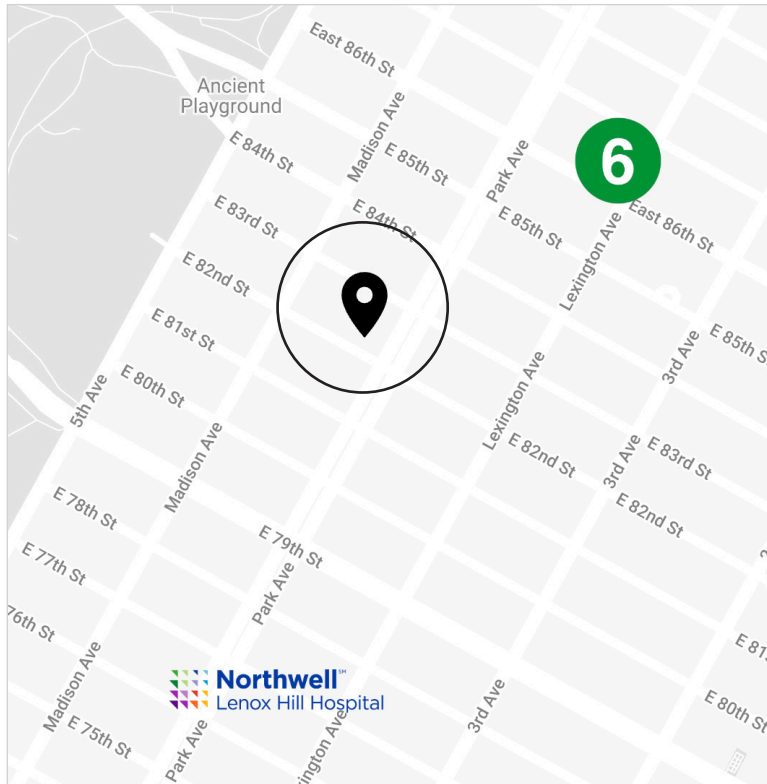


GROUND FLOOR **MEDICAL CO-OP** FOR SALE

PRICE \$5,250,000
APPROX SIZE 4,300 SQ FT
MAINTENANCE \$12,735 PER MONTH
FLIP TAX 3% PAID BY BUYER
FINANCING 40% MAXIMUM



960 PARK AVENUE, SUITE A
CORNER OF 82ND STREET AND PARK AVENUE

LAYOUT

- WAITING ROOM
- RECEPTION AREA WITH ADMIN SPACE
- SIX EXAM ROOMS (ONE WITH SHOWER/CLOSET)
- AAAHC OPERATING ROOM
- LABORATORY WITH SUB-ZERO REFRIGERATION
- RECOVERY ROOM
- TWO OFFICES/CONSULTS (ONE WITH PRIVATE RESTROOM)
- TWO NURSES STATIONS
- STAFF KITCHENETTE
- THREE RESTROOMS (ONE IN OFFICE/CONSULT)
- STORAGE ROOM
- TWO CLOSETS

ADDITIONAL FEATURES

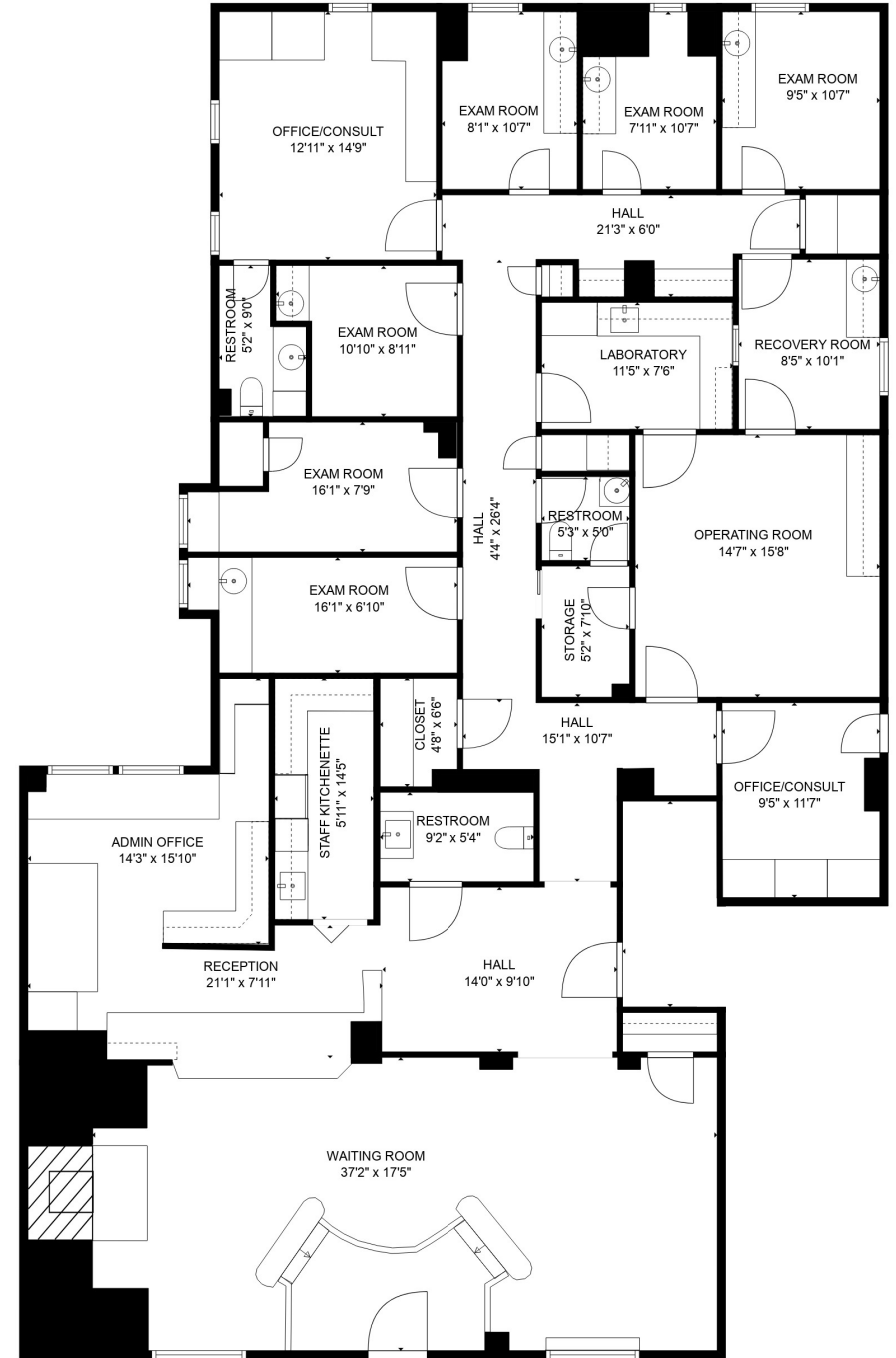
- GROUND FLOOR SUITE WITH PRIVATE STREET ENTRANCE
- PRISTINE INSTALLATION
- HARDWOOD FLOORING
- RECESSED LIGHTING
- GRAND WAITING ROOM WITH SPLIT STAIRCASE
- DECORATIVE FIREPLACE
- WAINSCOTING
- EXAM ROOMS EQUIPPED WITH RITTER SURGICAL LIGHTS AND STAINLESS-STEEL COUNTERTOPS
- TWO EGRESS/INGRESS FOR PRIVATE CLIENTELE AND STAFF ENTRY
- STEREO SYSTEM THROUGHOUT
- CENTRAL AIRCONDITIONING
- INTERCOM SYSTEM
- LOWER-LEVEL STORAGE UNIT
- BUILDING LAUNDRY ROOM AVAILABLE











FLOOR PLAN FOR ILLUSTRATIVE PURPOSES ONLY

Paul L Wexler

LICENSED ASSOCIATE
REAL ESTATE BROKER

P: 212.836.1075
E: PLW@corcoran.com

Josef Yadgarov

LICENSED ASSOCIATE
REAL ESTATE BROKER

P: 212.836.1097
E: josef.yadgarov@corcoran.com

Elliot Dennis

LICENSED REAL ESTATE
SALESPERSON

P: 212.893.1746
E: elliot.dennis@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 Bitu

LICENSED REAL ESTATE
SALESPERSON

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