

# **GROUND FLOOR**

# **MEDICAL CO-OP**

FOR SALE

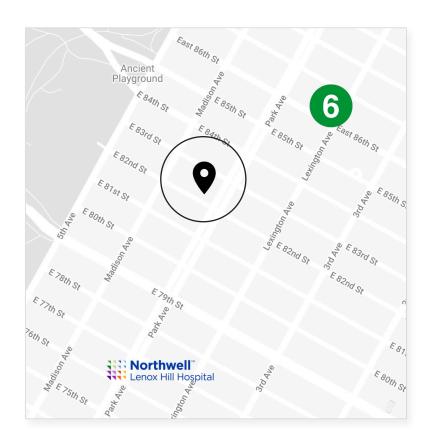
**PRICE** \$5,250,000

**APPROX SIZE** 4,300 SQ FT

MAINTENANCE \$12,735 PER MONTH

**FLIP TAX** 3% PAID BY BUYER

**FINANCING** 40% MAXIMUM





#### 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













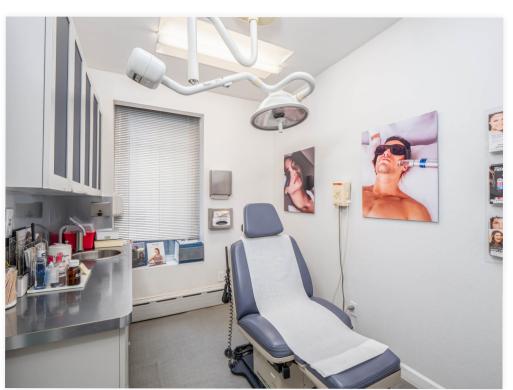




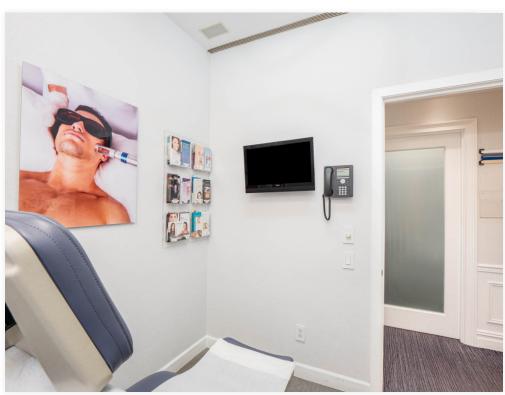


















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FLOOR PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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