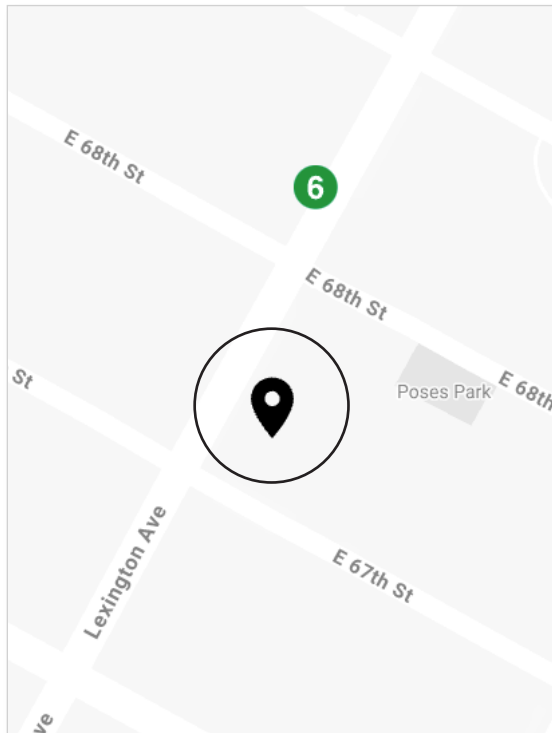


GROUND FLOOR
**MEDICAL
CO-OP** FOR SALE

PRICE	\$499,000
APPROX SIZE	1,000 SQ FT
MAINTENANCE	\$5,200 PER MONTH
FLIP TAX	3% PAID BY BUYER
FINANCING	50% MAXIMUM



901 LEXINGTON AVENUE, SUITE B
BETWEEN EAST 67TH AND EAST 68TH STREET

LAYOUT

- OPEN LAYOUT
- RECOVERY/EXAM AREA
- OFFICE AREA
- TWO RESTROOMS
- KITCHENETTE

ADDITIONAL FEATURES

- STREET ENTRANCE SEPARATE FROM LOBBY ON LEXINGTON
- PRISTINE INSTALLATION
- VINYL PLANK FLOORING
- CENTRAL AIR CONDITIONING
- ADAPTABLE TO ANY MEDICAL SPECIALTY





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: josef.yadgarov@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

