

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

**PRICE** \$1,675,000

**APPROX SIZE** 2,200 SQ FT  
1,850 SQ FT OFFICE  
350 SQ FT STORAGE

**MAINTENANCE** \$7,500 PER MONTH

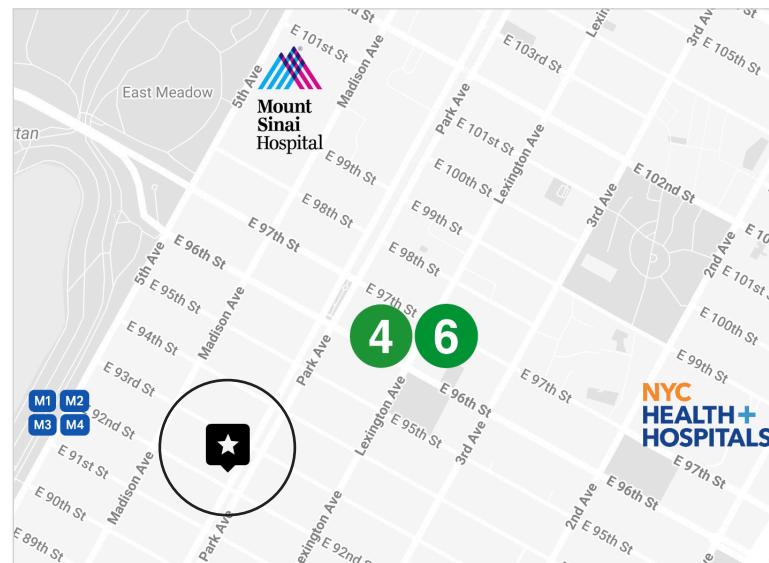
**FLIP TAX** 2% PAID BY BUYER

**FINANCING** 50% MAXIMUM

**RESIDENTIAL CONVERSION POTENTIAL**

C/O allows for medical and residential use.

Conversion to a residential layout and use may be possible with proper board approval.



**1160 PARK AVENUE, SUITE 1A1C**  
BETWEEN EAST 92ND AND EAST 93RD STREETS

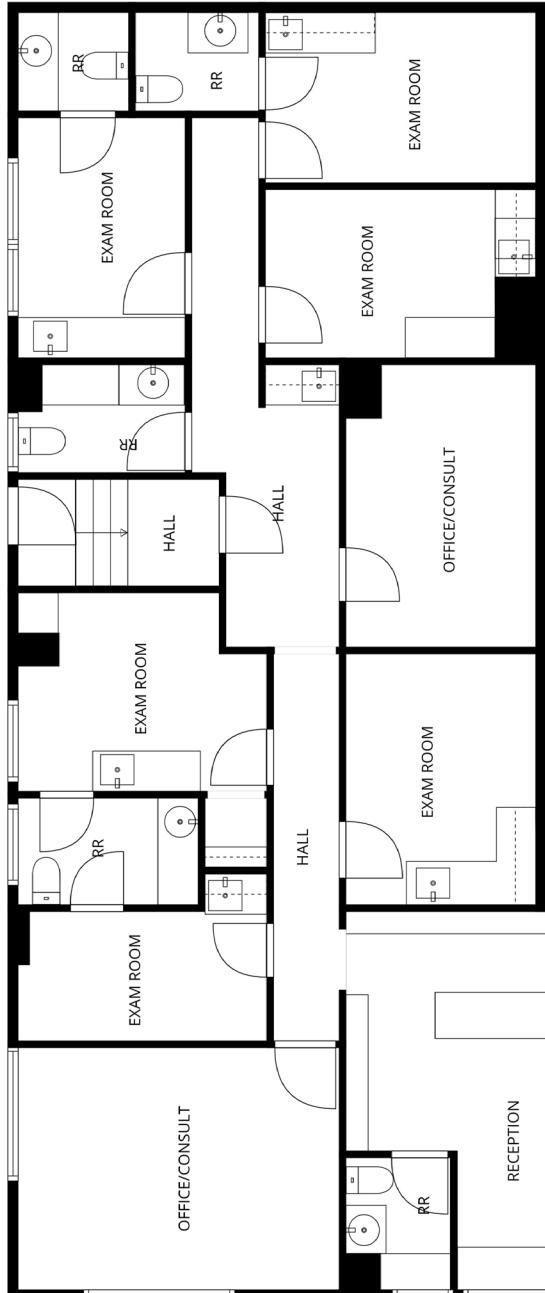
## LAYOUT

- WAITING ROOM
- RECEPTION
- TWO OFFICES/CONSULTS
- SIX EXAM ROOMS
- FIVE RESTROOMS

## ADDITIONAL FEATURES

- 1,850 SF MAIN OFFICE SUITE PLUS 350 SF STORAGE/OFFICE OFF THE LOBBY
- SHARED STREET ENTRANCE SEPARATE FROM THE MAIN LOBBY
- SECONDARY INGRESS/EGRESS ON EAST 92ND STREET
- ADDITIONAL STORAGE/OFFICE SPACE FOR RECORDS OR ADMIN USE
- ADAPTABLE TO ANY MEDICAL SPECIALTY





FLOOR PLAN FOR ILLUSTRATIVE PURPOSES ONLY

PARK AVE



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