

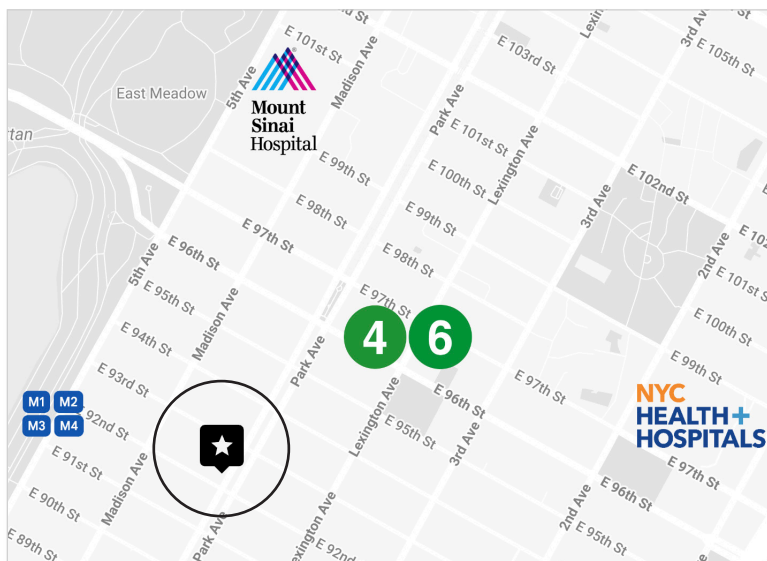
GROUND FLOOR **MEDICAL CO-OP** FOR SALE

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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