

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

PRICE	\$750,000
APPROX SIZE	1,300 SQ FT
MAINTENANCE	\$5,956 PER MONTH
FLIP TAX	2% PAID BY BUYER
FINANCING	50% MAXIMUM





23 EAST 79TH STREET, GF BETWEEN FIFTH AVENUE AND MADISON AVENUE

LAYOUT

- WAITING ROOM
- RECEPTION
- THREE EXAM ROOMS
- OFFICE/CONSULT
- TWO RESTROOMS (ONE WITH SHOWER LOCATED IN OFFICE/CONSULT)
- IT CLOSET
- FOYER

ADDITIONAL FEATURES

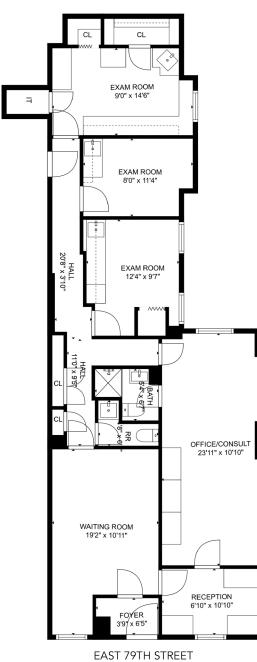
- PRIVATE STREET ENTRANCE EAST 79TH STREET
- EGRESS TO RESIDENTIAL COMMON AREA
- ADAPTABLE TO ANY MEDICAL SPECIALTY



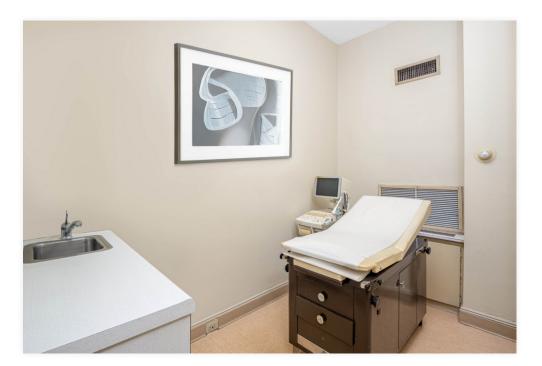




WEXLER HEALTHCARE & COMMERCIAL P R O P E R T I E S TEAM AT THE CORCORAN GROUP



FLOOR PLAN FOR ILLUSTRATIVE PURPOSES ONLY





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