

# 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

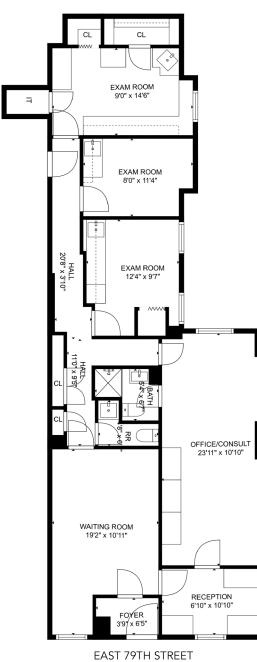
- PRIVATE STREET ENTRANCE EAST 79TH STREET
- EGRESS TO RESIDENTIAL COMMON AREA
- ADAPTABLE TO ANY MEDICAL SPECIALTY







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



FLOOR PLAN FOR ILLUSTRATIVE PURPOSES ONLY





### Paul L Wexler

LICENSED ASSOCIATE REAL ESTATE BROKER

P: 212.836.1075 E: PWexler@corcoran.com

Elliot Dennis LICENSED REAL ESTATE

SALESPERSON

P: 212.893.1746 E: elliot.dennis@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 Bita LICENSED REAL ESTATE SALESPERSON

P: 917.602.5754 E: cosmin.bita@corcoran.com

Rory Nichols LICENSED REAL ESTATE SALESPERSON

P: 917.533.7056 E: rory.nichols@corcoran.com

Real estate agents affiliated with The Corcoran Group are independent contractors and are not employees of The Corcoran Group. Equal Housing Opportunity. The Corcoran Group is a licensed real estate broker located at 590 Madison Ave, NY, NY 10022. All information furnished regarding property for sale or rent or regarding financing is from sources deemed reliable, but Corcoran makes no warranty or representation as to the accuracy thereof. All property information is presented subject to errors, omissions, price changes, changed property conditions, and withdrawal of the property from the market, without notice.