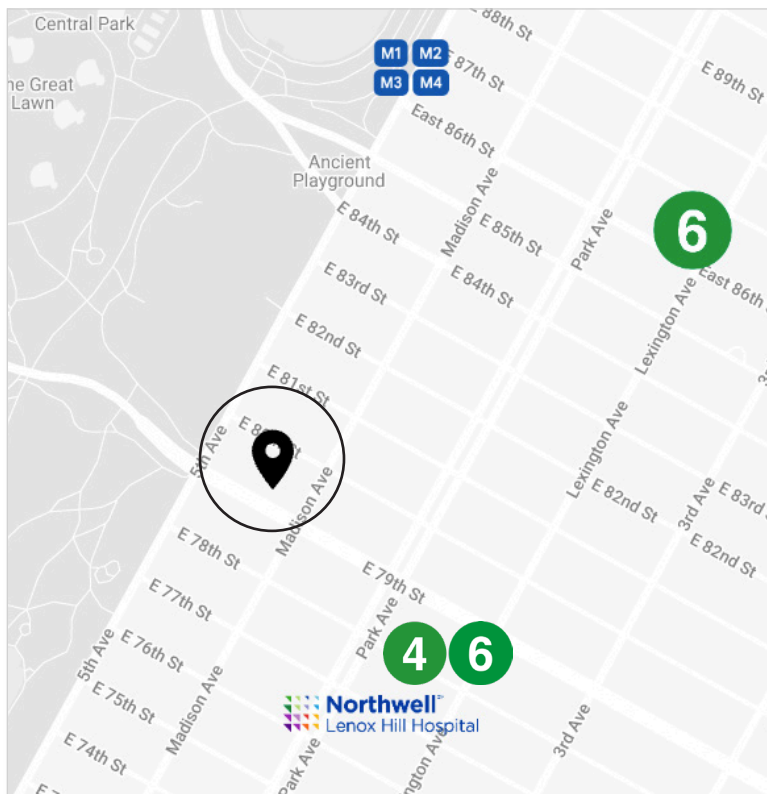


# GROUND FLOOR **MEDICAL CO-OP** FOR SALE

**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

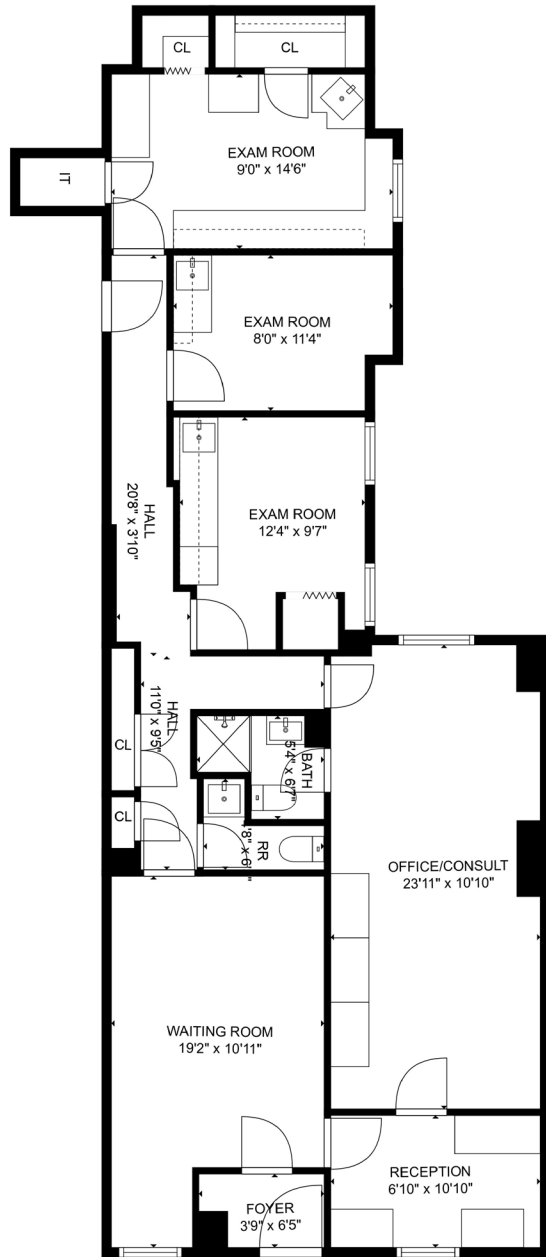
## LAYOUT

- 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





EAST 79TH STREET

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 Bitia**

LICENSED REAL ESTATE  
SALESPERSON

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

**Rory Nichols**

LICENSED REAL ESTATE  
SALESPERSON

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