

# GROUND FLOOR **MEDICAL CONDO** FOR SALE

PRICE	\$1,100,000
APPROX SIZE	1,000 SQ FT
COMMON CHARGES	\$1,395 PER MONTH
ASSESSMENT	\$734 PER MONTH
REAL ESTATE TAXES	\$28,283 PER YEAR
FINANCING	80% MAXIMUM



**80 PARK AVENUE, SUITE 1D**  
BETWEEN EAST 38TH STREET AND EAST 39TH STREET

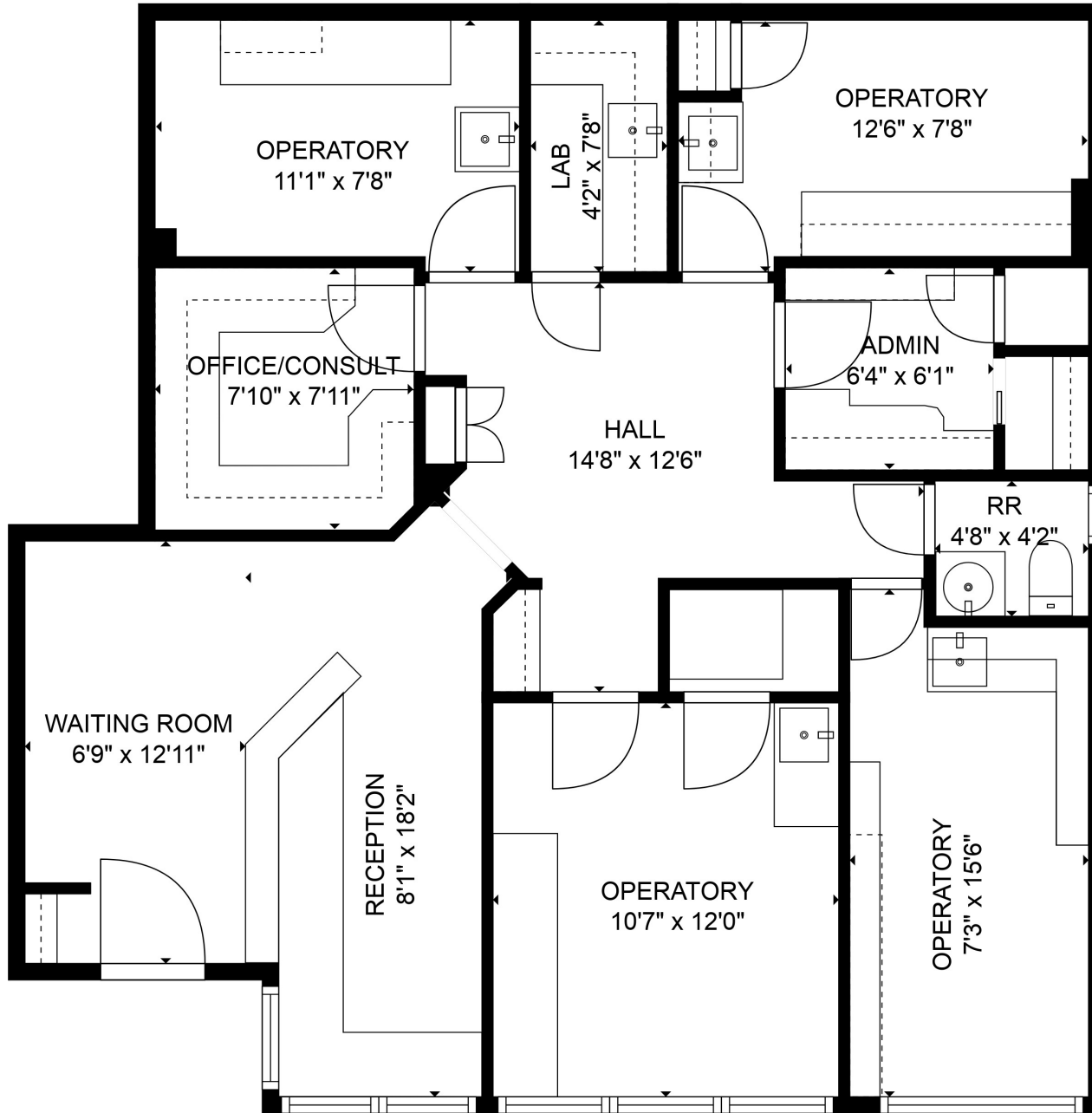
## LAYOUT

- WAITING ROOM
- RECEPTION
- FOUR OPERATORIES
- LAB
- OFFICE/CONSULT
- ADMIN OFFICE
- RESTROOM

## ADDITIONAL FEATURES

- ENTRANCE ON PARK AVENUE
- PRISTINE INSTALLATION
- PLUMBED FOR NITROUS
- MONITORS IN OPERATORIES
- CENTRAL AIR CONDITIONING
- ADAPTABLE TO ANY MEDICAL SPECIALTY
- GARAGE PARKING AVAILABLE IN BUILDING





FLOOR PLAN FOR ILLUSTRATIVE PURPOSES ONLY



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