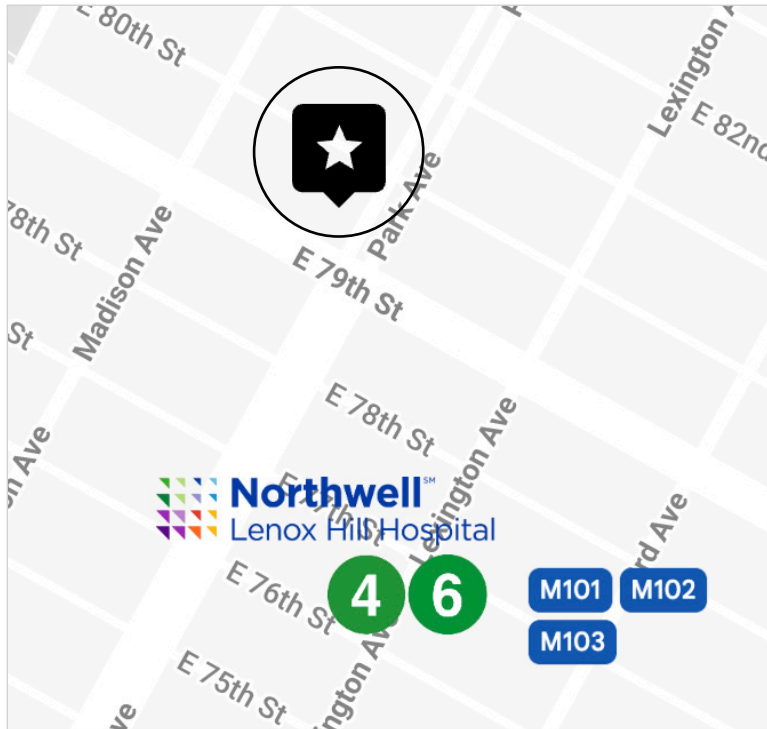




# GROUND FLOOR **MEDICAL CONDO** FOR SALE

PRICE	\$2,700,000
APPROX SIZE	1,500 SQ FT
COMMON CHARGES	\$3,237 PER MONTH
REAL ESTATE TAX	\$13,096 PER YEAR
FINANCING	90% MAXIMUM



**900 PARK AVENUE, SUITE NR2**  
CORNER OF PARK AVE AND EAST 79TH STREET

## LAYOUT

- WAITING AREA
- RECEPTION
- OPERATING ROOM
- PREP/NURSES' STATION
- RECOVERY ROOM/EXAM ROOM
- PRE-OP/EXAM ROOM
- LAB/STERILIZATION ROOM
- OFFICE/CONSULT WITH PRIVATE BATHROOM
- ADMIN OFFICE
- TWO-STATION ADMIN/FILE ROOM
- GAS CLOSET
- RESTROOM

## ADDITIONAL FEATURES

- PRIVATE STREET ENTRANCE EAST 79TH STREET
- MULTI-ZONE CENTRAL AIR CONDITIONING
- OPERATING SUITE BUILT TO QUAD-A STANDARD AT TIME OF CONSTRUCTION
- ADAPTABLE TO ANY MEDICAL SPECIALTY

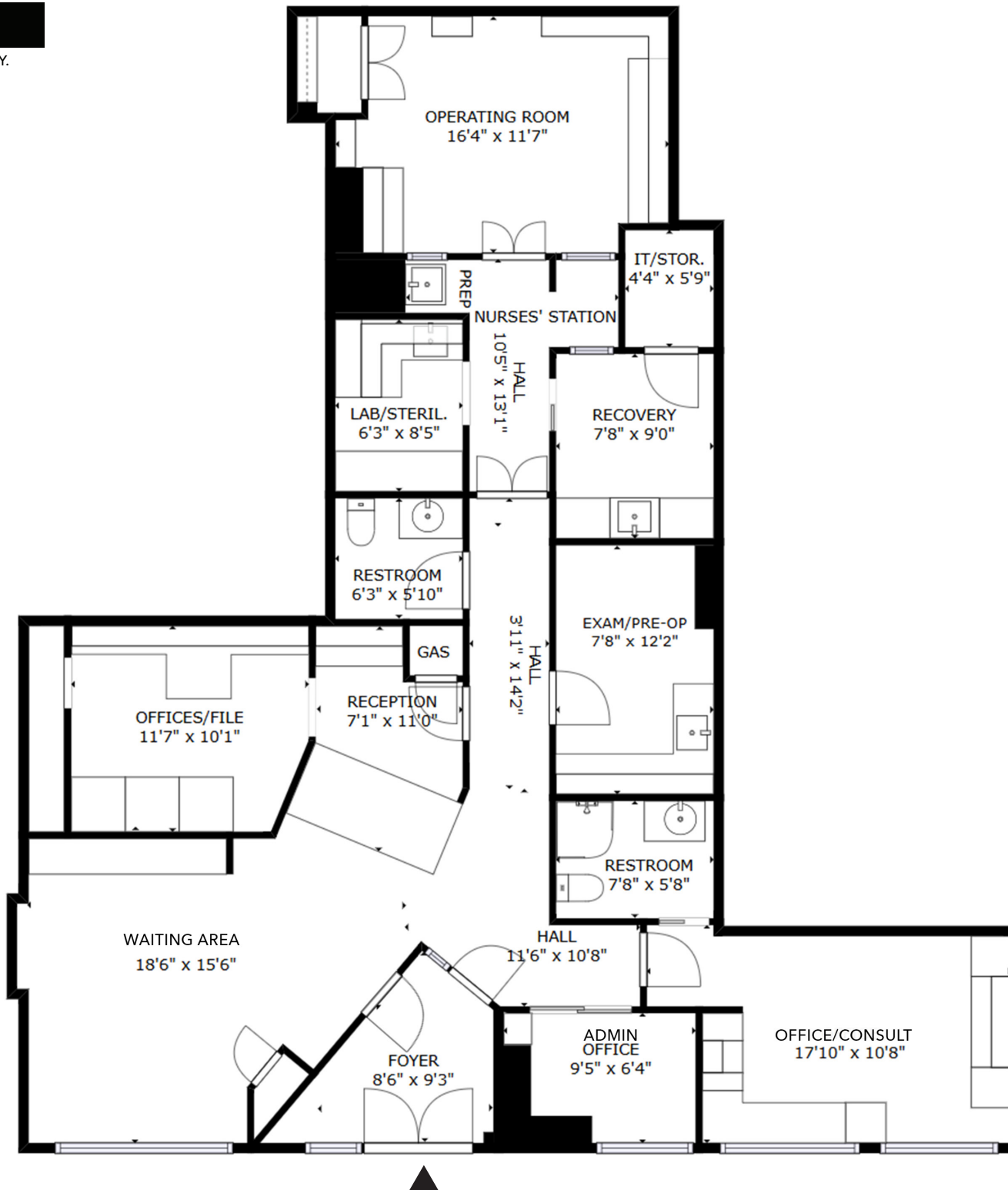






# FLOOR PLAN • CURRENT

FOR ILLUSTRATIVE PURPOSES ONLY.  
SIZE AND DIMENSIONS MAY VARY.



### 3D FLOOR PLAN • CURRENT

FOR ILLUSTRATIVE PURPOSES ONLY.  
SIZE AND DIMENSIONS MAY VARY.



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