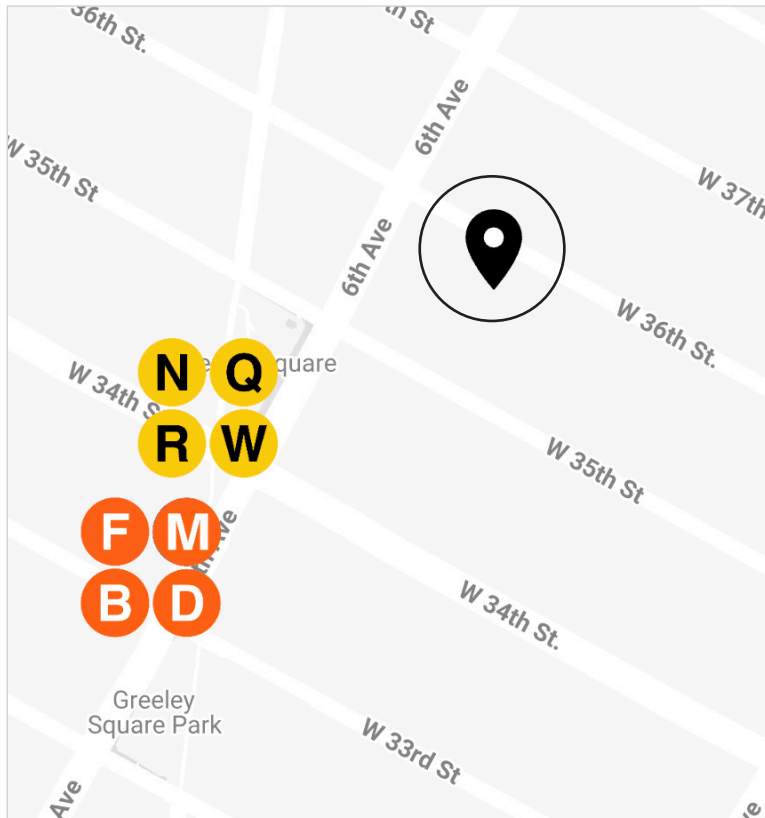


FULLY RENOVATED
MEDICAL CONDO
FOR SALE

PRICE	\$2,495,000
APPROX SIZE	1,932 SQ FT
MAINTENANCE	\$1,987 PER MONTH
ASSESSMENT	\$942 PER MONTH
FINANCING	90% MAXIMUM



70 WEST 36TH STREET, SUITE 5C
BETWEEN FIFTH AND SIXTH AVENUE

LAYOUT

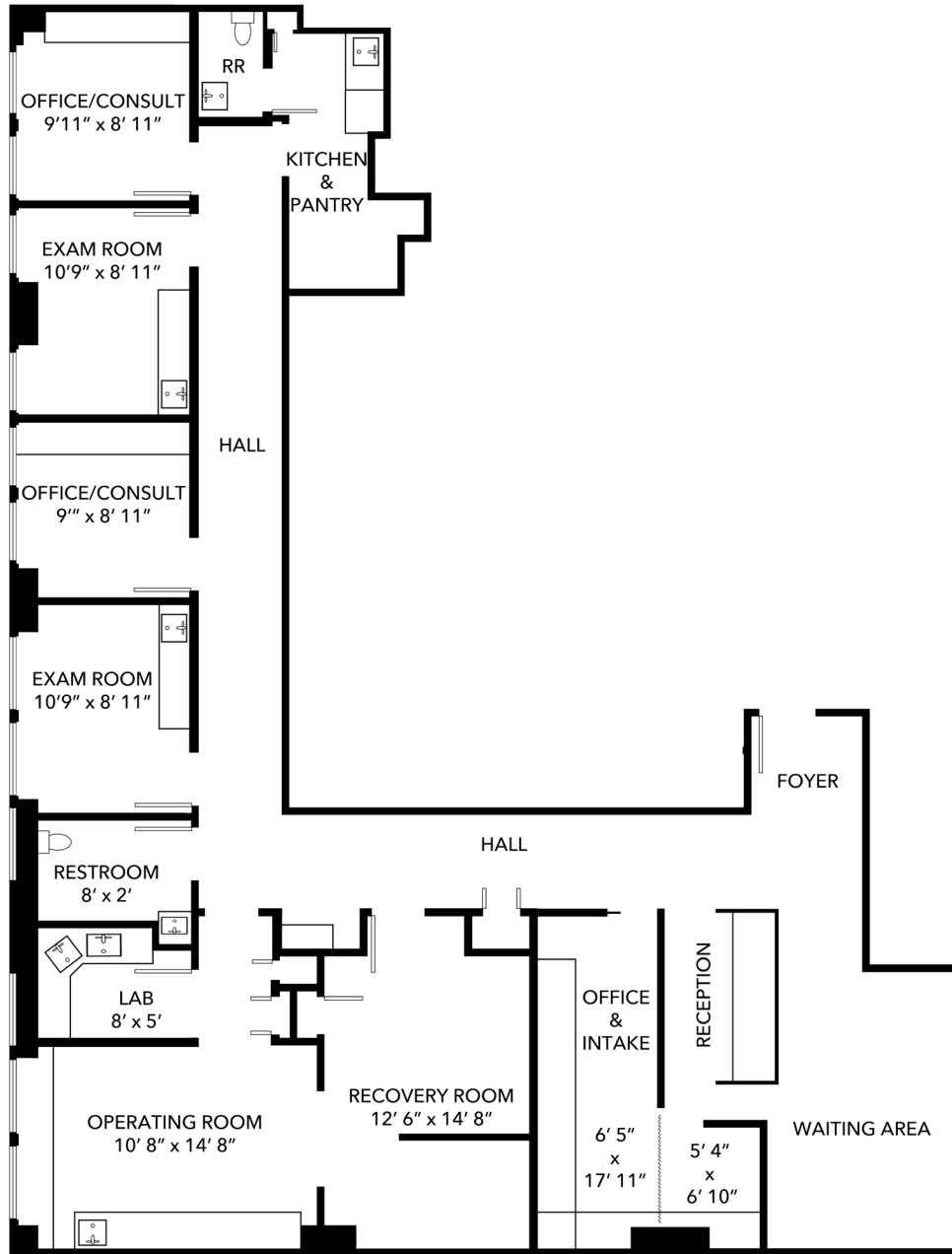
- WAITING AND RECEPTION
- TWO EXAM ROOMS
- TWO CONSULTS
- ADMIN OFFICE/INTAKE
- AAAA-CERTIFIED PROCEDURE ROOM
(RECERTIFICATION MAY BE REQUIRED UNDER NEW OWNERSHIP)
- TWO-BAY RECOVERY ROOM
- LAB
- PATIENT RESTROOM
- STAFF KITCHEN, PANTRY AND RESTROOM

ADDITIONAL FEATURES

- HIGH-END SURGICAL/GASTROENTEROLOGIST BUILD-OUT
- DUAL-ZONE CENTRAL AIR-CONDITIONING
- 9-TO-11 FOOT CEILINGS
- ADAPTABLE TO ANY MEDICAL SPECIALTY







FLOOR PLAN FOR ILLUSTRATIVE PURPOSES ONLY



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