

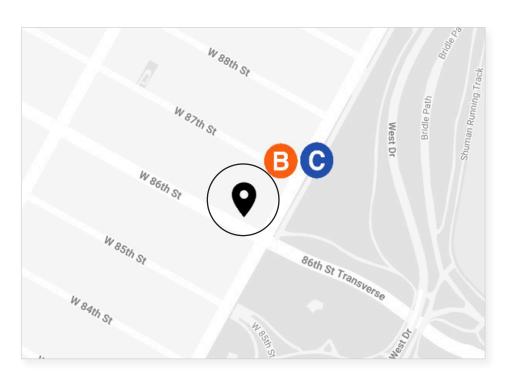
# ADJACENT GROUND FLOOR MEDICAL CO-OPS

FOR SALE

	UNIT 1H	UNIT 1G	COMBINED
PRICE	\$495,000	\$395,000	\$890,000
APPROX SIZE	1,000 SQ FT	1,270 SQ FT	2,270 SQ FT
PRICE PSF	\$495	\$311	\$392
MAINTENANCE	\$2,941/MO	\$5,941/MO	\$8,882/MO

**FLIP TAX** 2% OF TOTAL PURCHASE PRICE

**FINANCING** 50% MAXIMUM





#### **SUITE 1H**

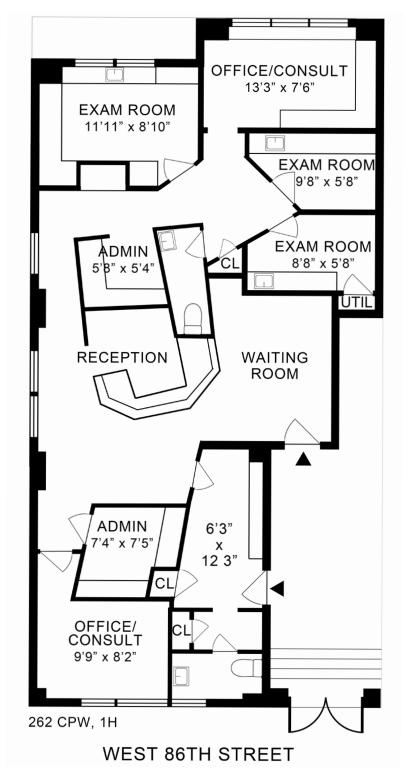
### **LAYOUT**

- WAITING AREA
- RECEPTION
- THREE EXAM ROOMS
- TWO OFFICES/CONSULTS
- TWO ADMINISTRATIVE AREAS
- TWO RESTROOMS

### **ADDITIONAL FEATURES**

- ENTRANCE ON WEST 86TH STREET, SHARED WITH SUITE 1G
- ADAPTABLE TO ANY MEDICAL SPECIALTY
- CAN BE COMBINED WITH WITH SUITE 1G (2,270 SF TOTAL)





#### **SUITE 1G**

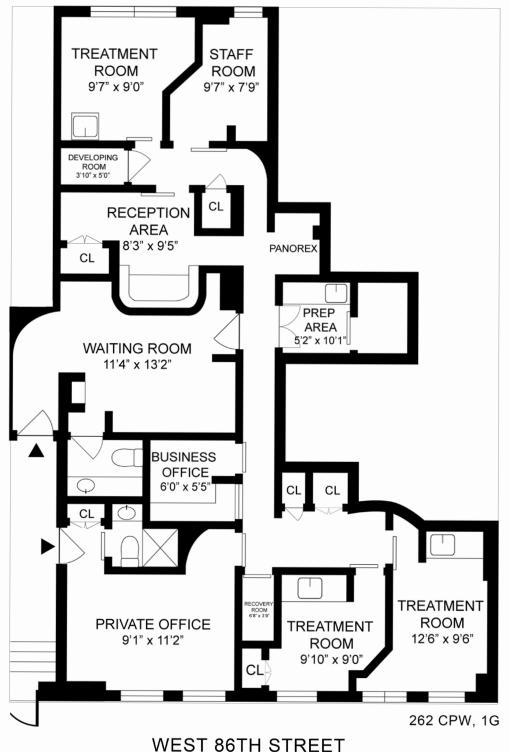
#### **LAYOUT**

- WAITING AREA
- RECEPTION
- THREE EXAM ROOMS
- PREP AREA
- RECOVERY ROOM
- DEVELOPING ROOM
- OFFICE/CONSULT
- ADMINISTRATIVE AREA
- STAFF ROOM
- TWO RESTROOMS

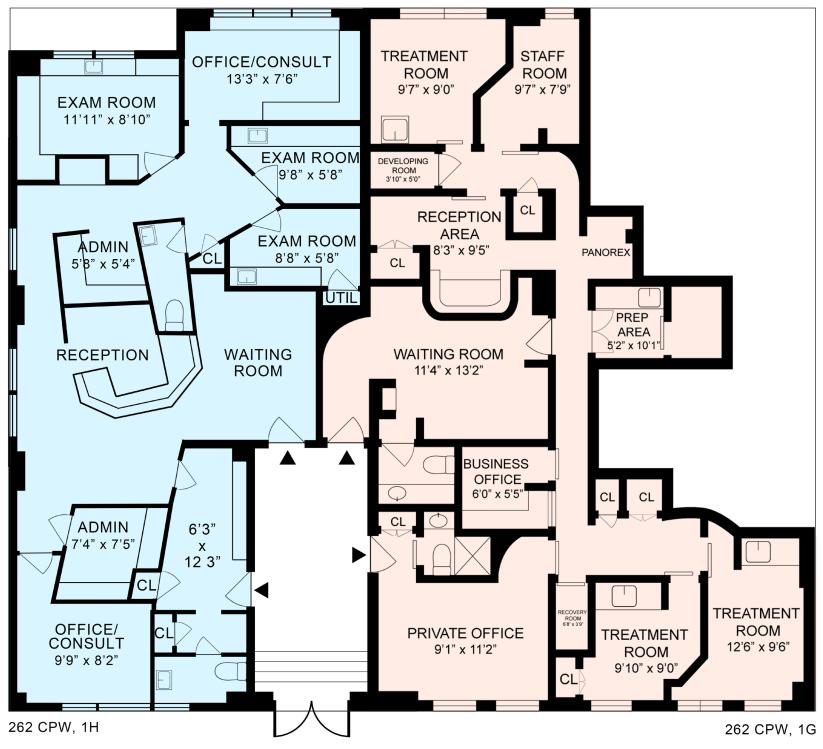
#### **ADDITIONAL FEATURES**

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FLOOR PLAN FOR ILLUSTRATIVE PURPOSES ONLY









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