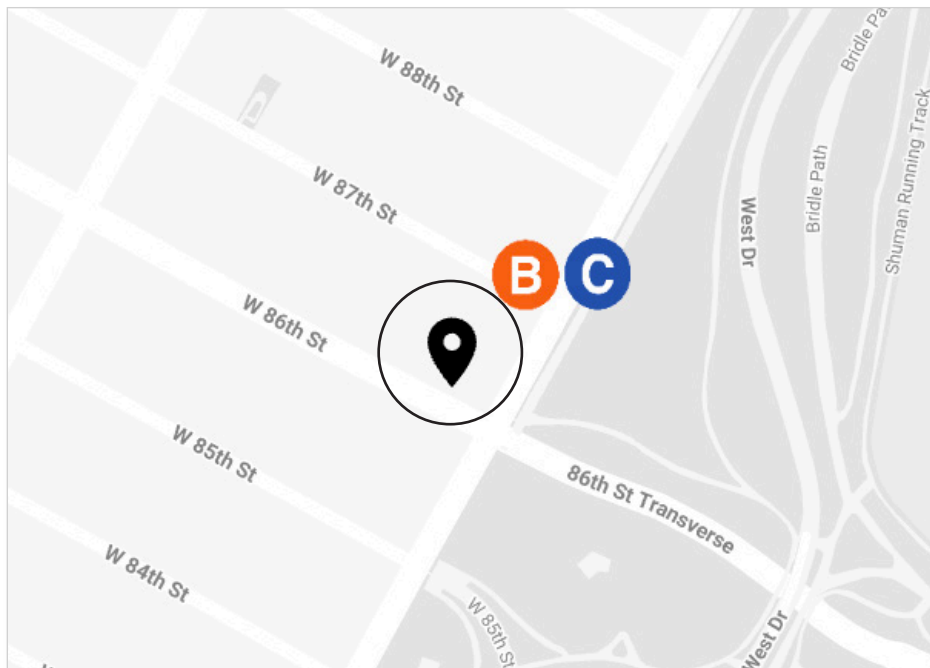


ADJACENT GROUND FLOOR **MEDICAL CO-OPS** FOR SALE

	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		



262 CENTRAL PARK WEST
CORNER OF WEST 86TH STREET AND CENTRAL PARK WEST

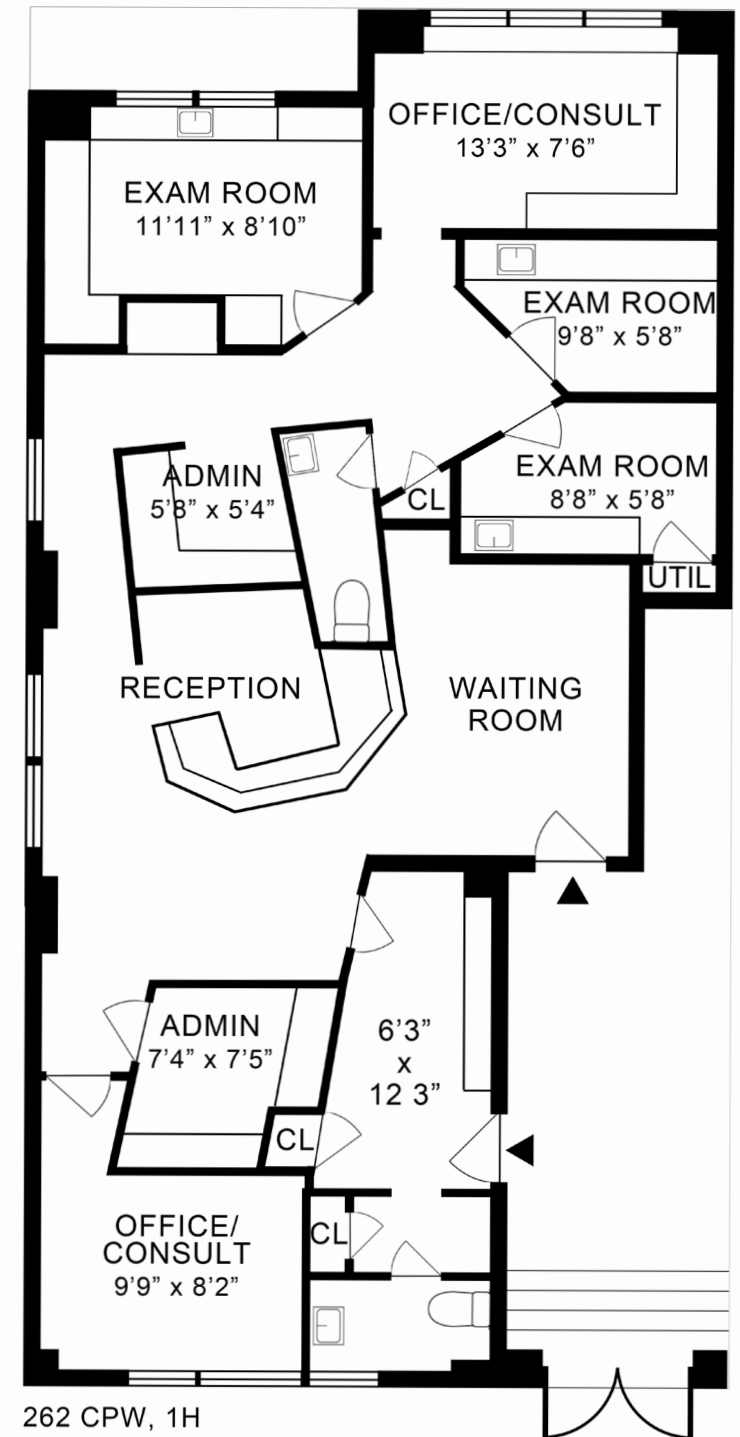
SUITE 1H

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 SUITE 1G (2,270 SF TOTAL)



WEST 86TH STREET

FLOOR PLAN FOR ILLUSTRATIVE PURPOSES ONLY

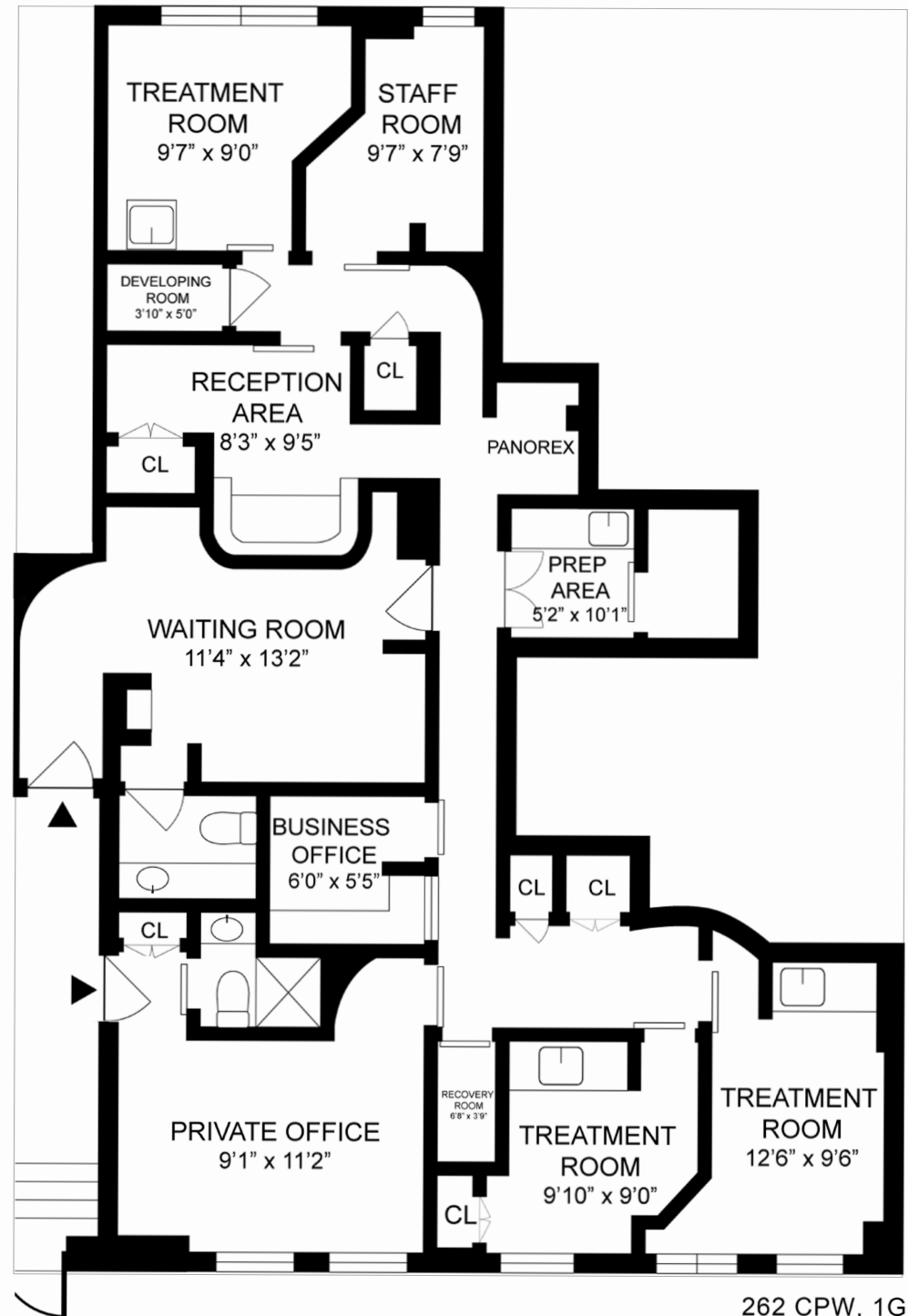
SUITE 1G

LAYOUT

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

ADDITIONAL FEATURES

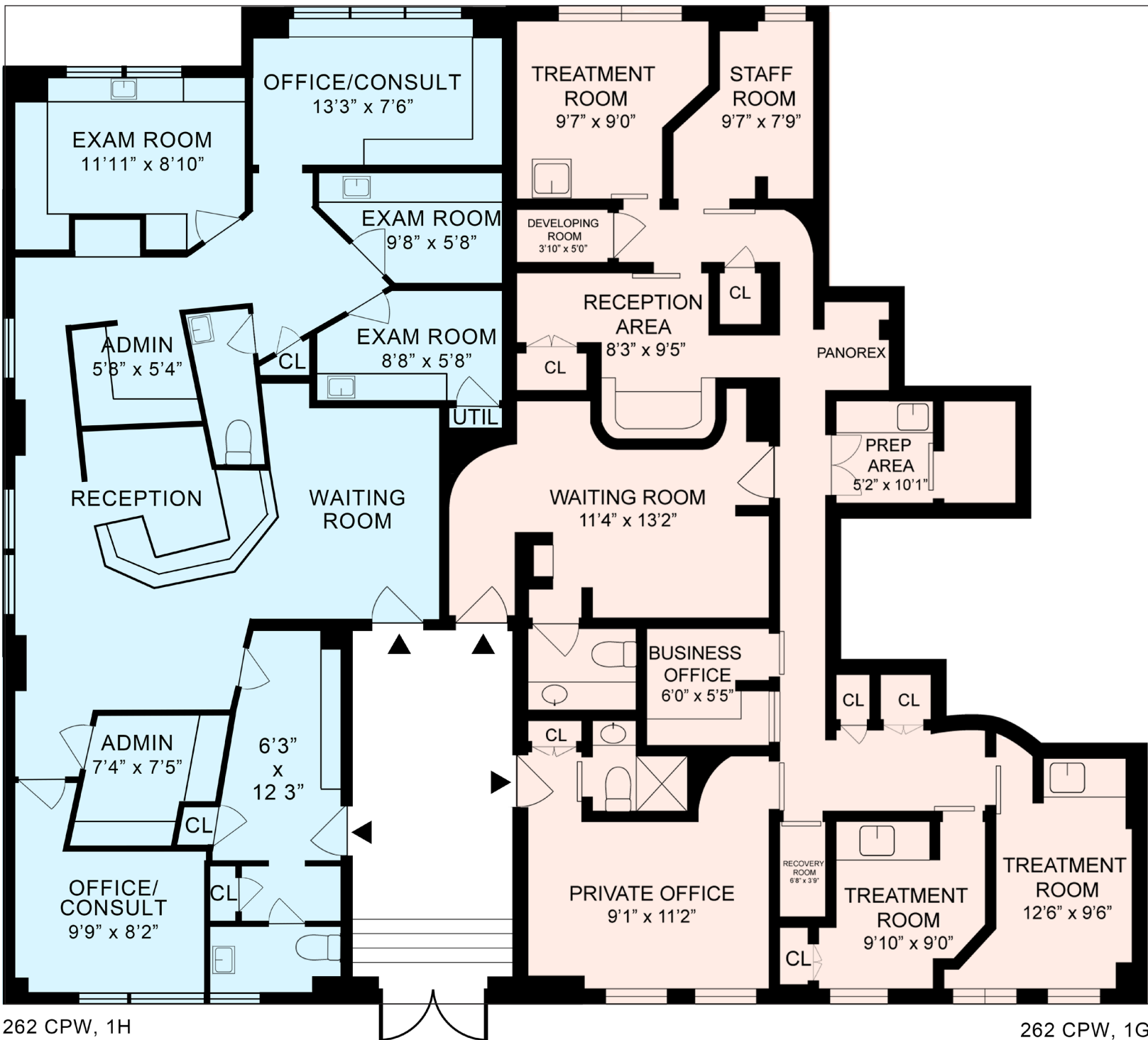
- ENTRANCE ON WEST 86TH STREET, SHARED WITH SUITE 1H
- ADAPTABLE TO ANY MEDICAL SPECIALTY
- CAN BE COMBINED WITH SUITE 1H (2,270 SF TOTAL)



262 CPW, 1G

WEST 86TH STREET

FLOOR PLAN FOR ILLUSTRATIVE PURPOSES ONLY



WEST 86TH STREET

FLOOR PLANS FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL SIZE AND DIMENSIONS MAY VARY.



WEXLER

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