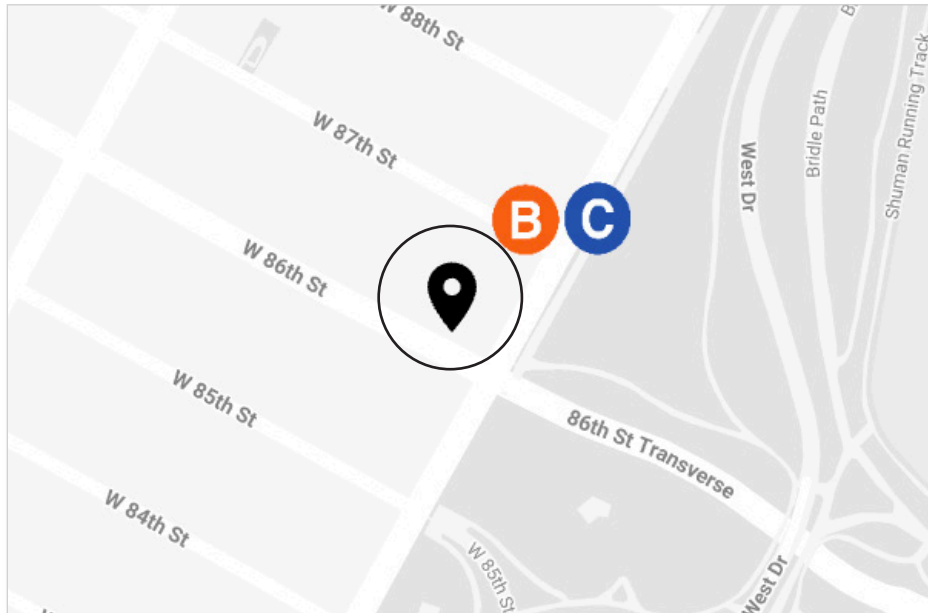


# ADJACENT GROUND FLOOR **MEDICAL CO-OPS** FOR SALE

	<b>UNIT 1H</b>	<b>UNIT 1G</b>	<b>COMBINED</b>
<b>PRICE</b>	\$495,000	\$595,000	\$1,090,000
<b>APPROX SIZE</b>	1,000 SQ FT	1,270 SQ FT	2,270 SQ FT
<b>PRICE PSF</b>	\$495	\$468	\$480
<hr/>			
<b>MAINTENANCE</b>	\$2,941/MO	\$5,941/MO	\$8,882/MO
<b>MAINT. PSF</b>	\$35	\$56	\$47
<hr/>			
<b>FLIP TAX</b>	2% OF TOTAL PURCHASE PRICE		
<b>FINANCING</b>	50% MAXIMUM		



## **262 CENTRAL PARK WEST**

CORNER OF WEST 86TH STREET AND CENTRAL PARK WEST

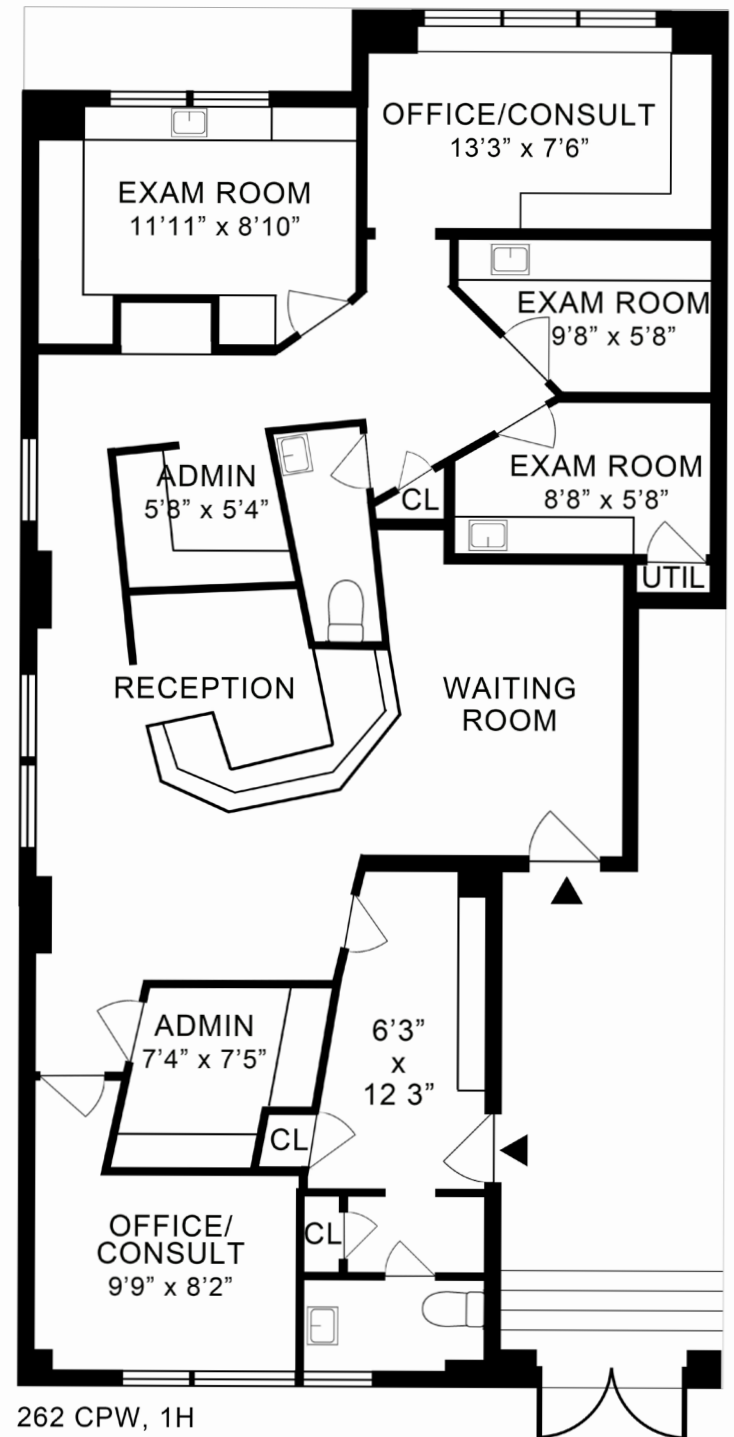
## SUITE 1H

### 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)



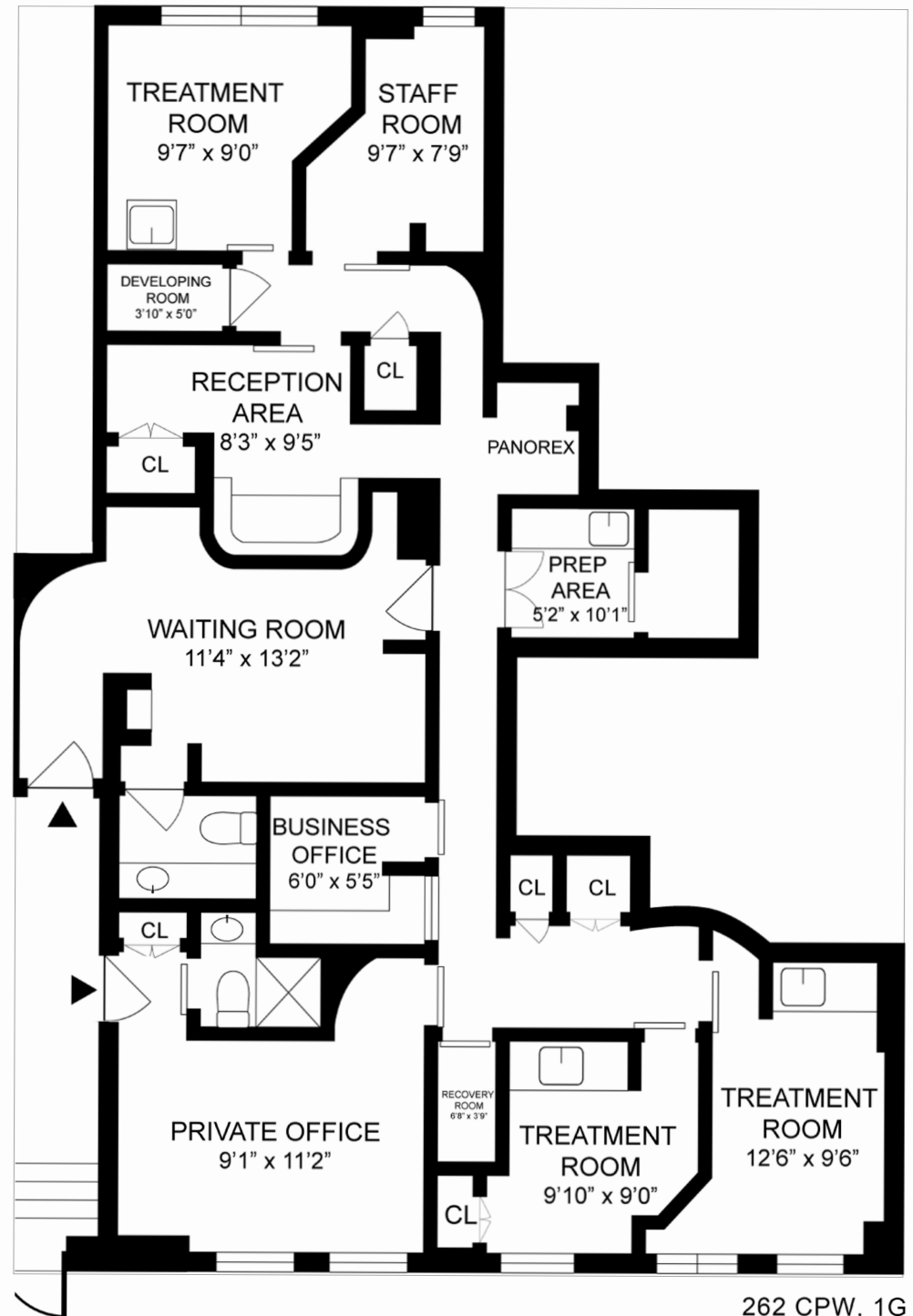
## SUITE 1G

### LAYOUT

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

### ADDITIONAL FEATURES

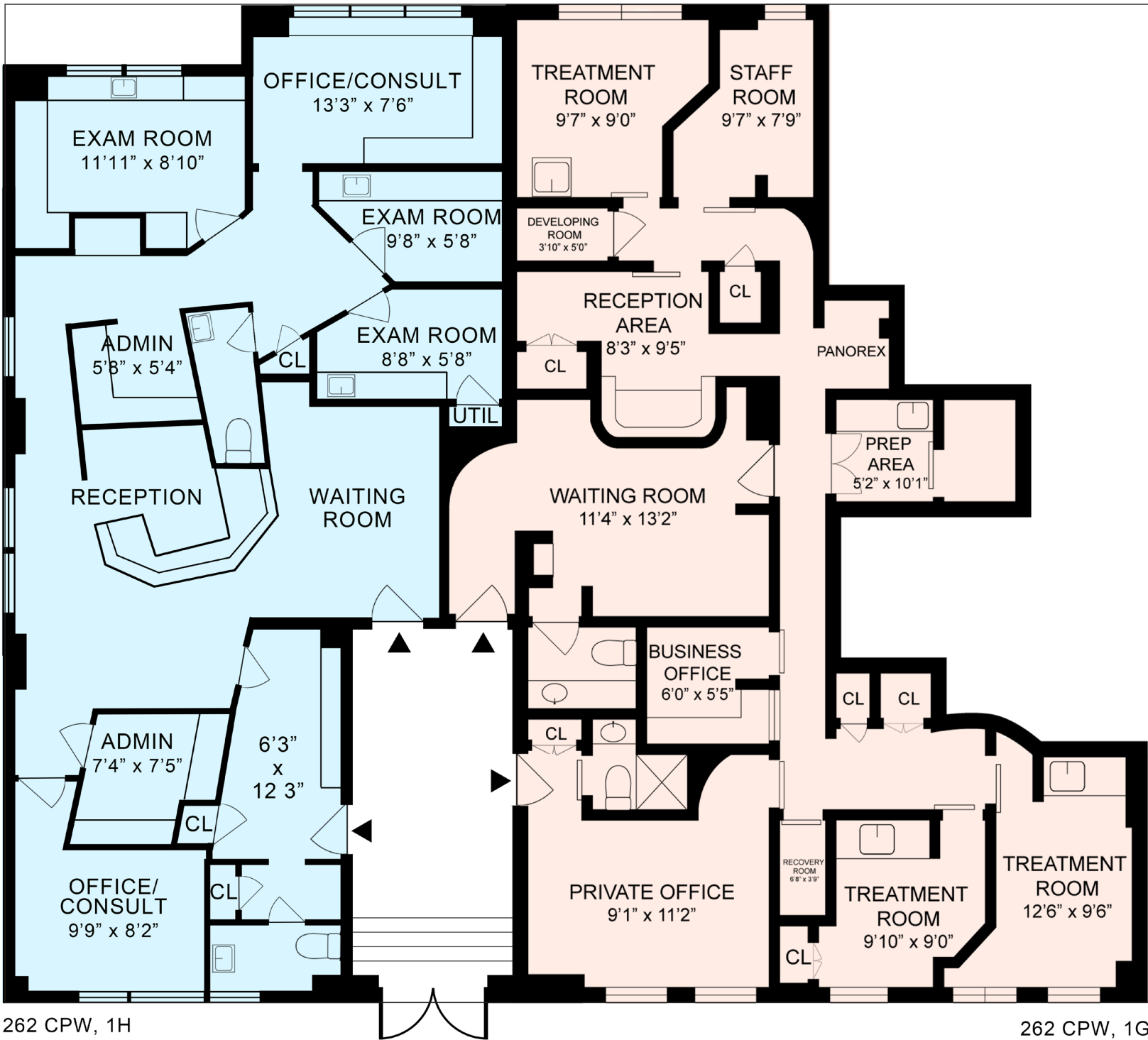
- ENTRANCE ON WEST 86TH STREET, SHARED WITH SUITE 1H
- ADAPTABLE TO ANY MEDICAL SPECIALTY
- CAN BE COMBINED WITH SUITE 1H (2,270 SF TOTAL)



262 CPW, 1G

WEST 86TH STREET

FLOOR PLAN FOR ILLUSTRATIVE PURPOSES ONLY



# WEXLER

HEALTHCARE & COMMERCIAL  
 PROPERTIES  
 TEAM AT THE CORCORAN GROUP



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