

GROUND FLOOR  
**MEDICAL CO-OP**  
FOR SALE OR LEASE

PRICE (SALE)	\$1,080,000
LEASE	\$11,500/MONTH
APPROX SIZE	1,800 SQ FT
APPROX MAINT	\$2,502 PER MONTH*
FLIP TAX	1% OF TOTAL PURCHASE PRICE
FINANCING	80% MAXIMUM



**123 WEST 86TH ST, G**  
UPPER WEST SIDE | BETWEEN W 86TH AND W 87TH STREET



\*In accordance with building bylaws, a negotiable Commercial Fees will apply.

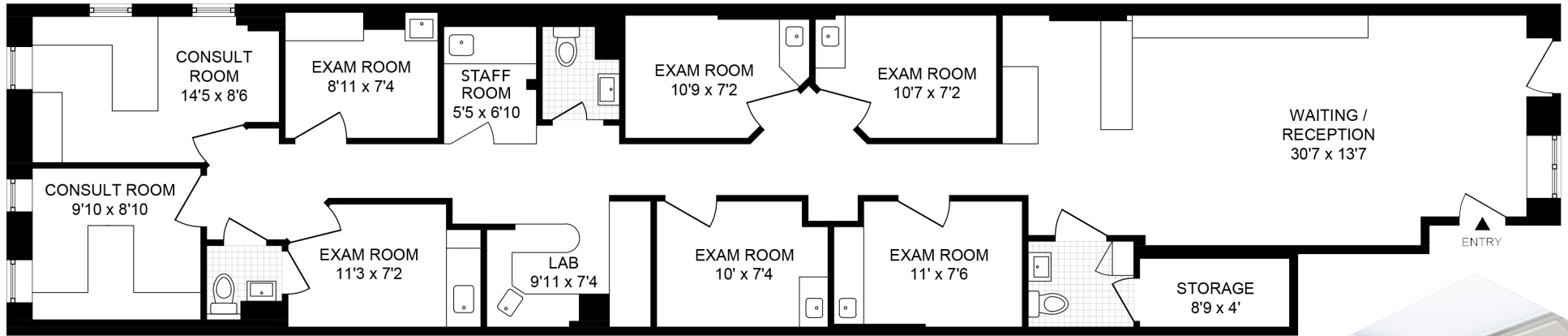
## LAYOUT

- EXPANSIVE WAITING AND RECEPTION AREA
- 6 EXAM ROOMS
- 2 CONSULTS
- 1 STAFF ROOM WITH WET PANTRY
- 3 RESTROOMS
- AMPLE STORAGE

## ADDITIONAL FEATURES

- PRE-WAR MEDICAL CO-OP
- SEMI-PRIVATE STREET ENTRANCE
- ADA COMPLIANT LIFT
- 7 WINDOWS
- SPLIT UNIT HVAC
- ADAPTABLE TO MANY MEDICAL SPECIALTIES
- BUILDING IS SELF-MANAGED





FLOOR PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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