

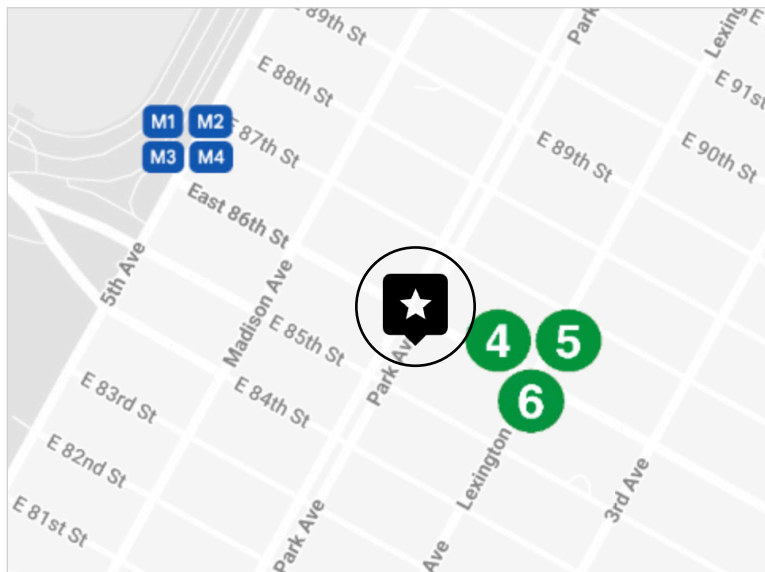


GROUND FLOOR  
**MEDICAL CO-OP**  
FOR SALE/LEASE

PRICE	SALE - \$900,000 LEASE - \$8,000/MONTH
APPROX SIZE	940 SQ FT
MAINTENANCE	\$3,150 PER MONTH
FLIP TAX	2% PAID BY BUYER
FINANCING	50% MAXIMUM

**LEASE DETAILS**

TERM	NEGOTIABLE
POSSESSION	IMMEDIATE



**1035 PARK AVENUE, SUITE E**  
CORNER OF PARK AVENUE AND EAST 86TH STREET

## LAYOUT

- WAITING AND RECEPTION AREA
- OPERATING ROOM
- RECOVERY
- LAB/PRE-OP
- EXAM ROOM
- OFFICE/CONSULT
- TWO RESTROOMS

## ADDITIONAL FEATURES

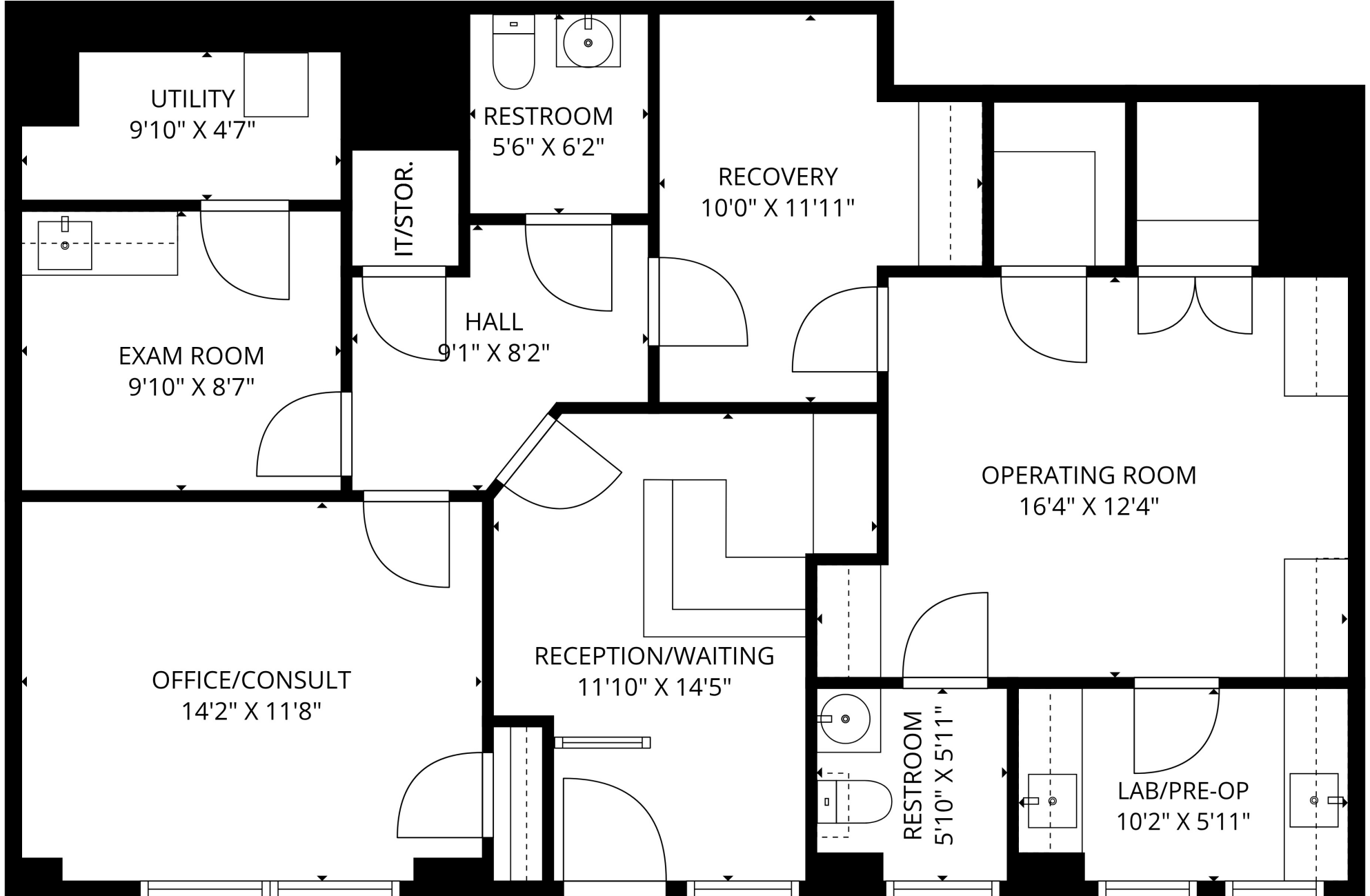
- PRIVATE STREET ENTRANCE EAST 86TH STREET
- QUAD-A CERTIFIED OPERATING SUITE
- WIRED FOR A SECURITY SYSTEM
- CENTRAL AIR CONDITIONING
- ADAPTABLE TO ANY MEDICAL SPECIALTY





**FLOOR PLAN • CURRENT**

FOR ILLUSTRATIVE PURPOSES ONLY.  
SIZE AND DIMENSIONS MAY VARY.



EAST 86TH STREET



**Paul L Wexler**

Licensed Associate Real Estate Broker

P: 212.836.1075

E: PWexler@corcoran.com



**Josef Yadgarov**

Licensed Associate Real Estate Broker

P: 212.836.1097

E: JYadgarov@corcoran.com



**Alisia Ramlochan**

Licensed Associate Real Estate Broker

P: 212.893.1450

E: Alisia.Ramlochan@corcoran.com



**Kurt Herold**

Licensed Associate Real Estate Broker

P: 212.323.3817

E: KHerold@corcoran.com



**Cosmin Bită**

Licensed Real Estate Salesperson

P: 917.602.5754

E: Cosmin.Bită@corcoran.com



**Austin Weinerman**

Licensed Real Estate Salesperson

P: 212.323.3280

E: AWeinerman@corcoran.com



**FIND THE PERFECT SPACE AT**  
[WEXLERHEALTHCAREPROPERTIES.COM](http://WEXLERHEALTHCAREPROPERTIES.COM)

Real estate agents affiliated with The Corcoran Group are independent contractors and are not employees of The Corcoran Group. Equal Housing Opportunity. The Corcoran Group is a licensed real estate broker located at 590 Madison Ave, NY, NY 10022. All information furnished regarding property for sale or rent or regarding financing is from sources deemed reliable, but Corcoran makes no warranty or representation as to the accuracy thereof. All property information is presented subject to errors, omissions, price changes, changed property conditions, and withdrawal of the property from the market, without notice.