

# FULL 9TH FLOOR **MEDICAL CO-OP** FOR SALE

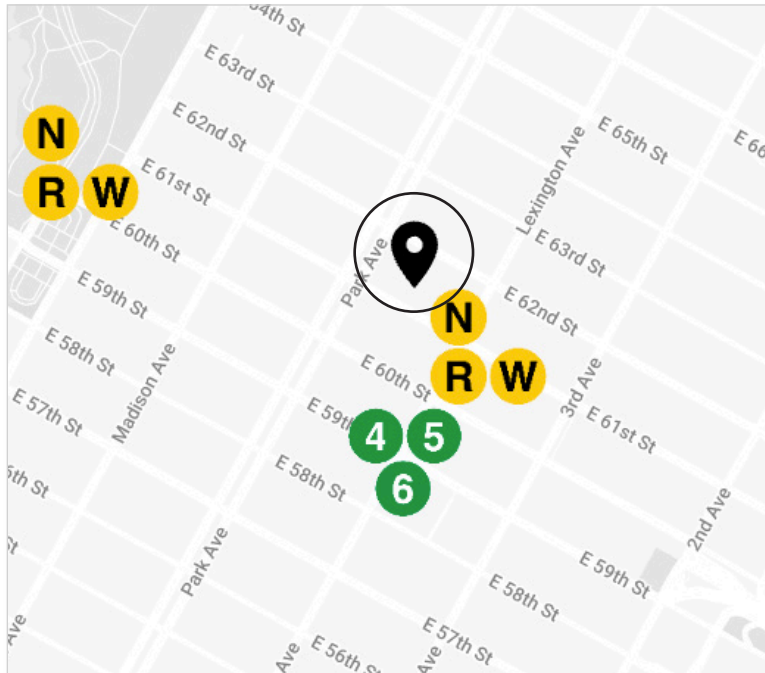
**PRICE** \$3,975,000

**APPROX SIZE** 4,200 SQ FT

**MAINTENANCE** \$16,193 PER MONTH, INCLUDES:  
ELECTRIC  
AFTER HOURS PHONE SERVICE  
TRASH REMOVAL

**FLIP TAX** NONE

**FINANCING** 75% MAXIMUM



**115 EAST 61ST STREET, 9TH FLOOR**  
BETWEEN PARK AND LEXINGTON AVENUE

## LAYOUT

- TWO OFFICES/CONSULTS
- THREE PROCEDURE ROOMS W/DRESSING ROOM
- FOUR ADDITIONAL EXAM ROOMS
- UVB TREATMENT ROOM
- NURSES STATION
- IN AND OUT RECEPTION AREAS
- WAITING ROOM
- STAFF LOUNGE
- FOUR RESTROOMS
- RECORDS ROOM
- SEVEN CLOSETS
- JANITOR'S CLOSET

## ADDITIONAL FEATURES

- DIRECT ELEVATOR ACCESS
- TWO PASSENGER CARS
- FULL FLOOR SUITE
- 25 WINDOWS
- DEDICATED MEDICAL BUILDING
- ADAPTABLE TO ANY MEDICAL SPECIALTY





