

GROUND FLOOR

MEDICAL CO-OP

FOR SALE

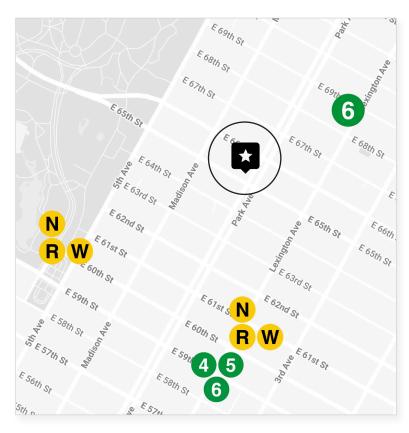
PRICE \$2,675,000

APPROX SIZE 2,000 SQ FT

MAINTENANCE \$6,400 PER MONTH

FLIP TAX 3% PAID BY BUYER

FINANCING 50% MAXIMUM



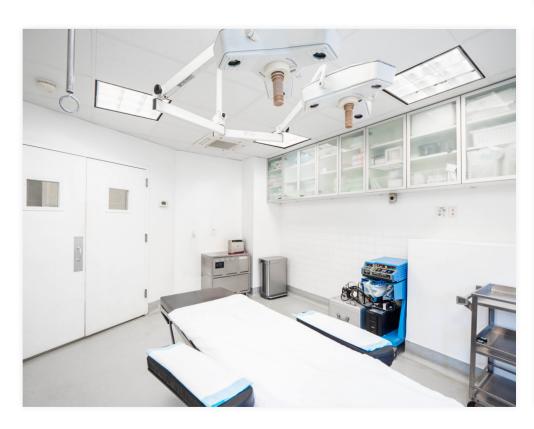


LAYOUT

- WAITING ROOM
- RECEPTION
- QUAD-A CERTIFIED OPERATING ROOM
- PREP-OP ROOM
- TWO-BAY RECOVERY ROOM
- THREE EXAM ROOMS
- OFFICE/CONSULT
- KITCHENETTE WITH WASHER AND DRYER
- LAB
- STORAGE ROOM
- TWO ADA RESTROOMS

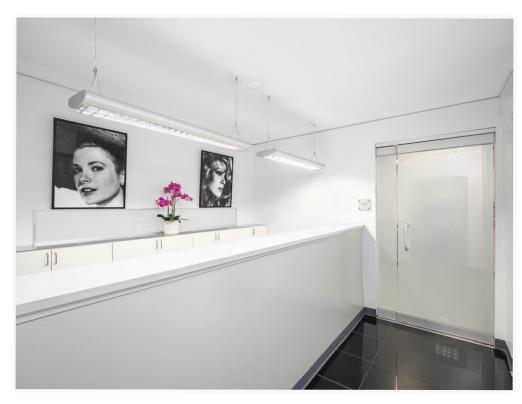
ADDITIONAL FEATURES

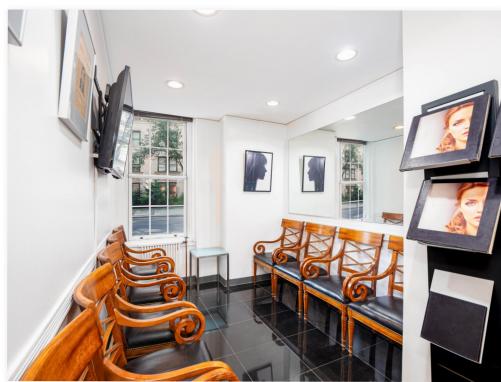
- PRIVATE STREET ENTRANCE EAST 65TH STREET
- ADDITIONAL INGRESS (DIVISIBLE INTO TWO DISCRETE SUITES)
- PRISTINE INSTALLATION
- CENTRAL AIR CONDITIONING
- WINDOWS FACING EAST 65TH AND PARK AVENUE
- ADAPTABLE TO ANY MEDICAL SPECIALTY



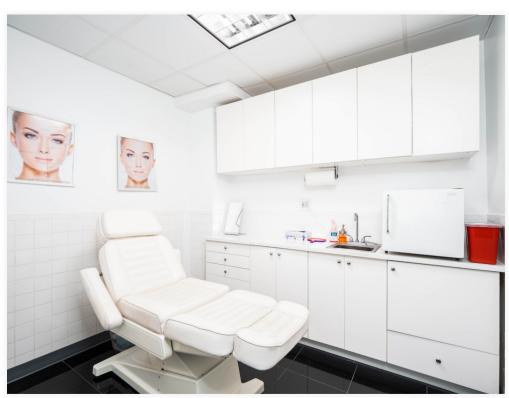


















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FLOOR PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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