



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

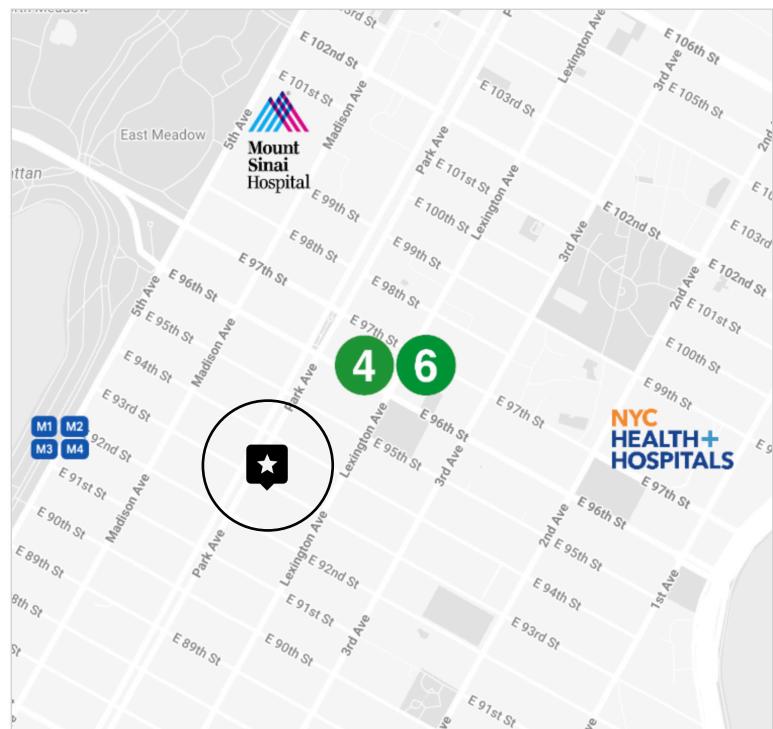
PRICE \$2,625,000

APPROX SIZE 3,000 SQ FT

MAINTENANCE \$8,750 PER MONTH

FLIP TAX 2% PAID BY BUYER

FINANCING 50% MAXIMUM



**1175 PARK AVENUE, SUITE 1C**  
BETWEEN EAST 92ND STREET AND EAST 93RD STREET

## LAYOUT

- WAITING ROOM
- RECEPTION
- SIX EXAM ROOMS
- FIVE OFFICES/CONSULTS
- FILE AND ADMIN ROOM
- STORAGE ROOM
- SEVEN CLOSETS
- FOUR RESTROOMS

## ADDITIONAL FEATURES

- SECONDARY INGRESS
- REAR EGRESS
- FIREPLACE IN WAITING AREA
- CENTRAL AIR CONDITIONING
- ADAPTABLE TO ANY MEDICAL SPECIALTY

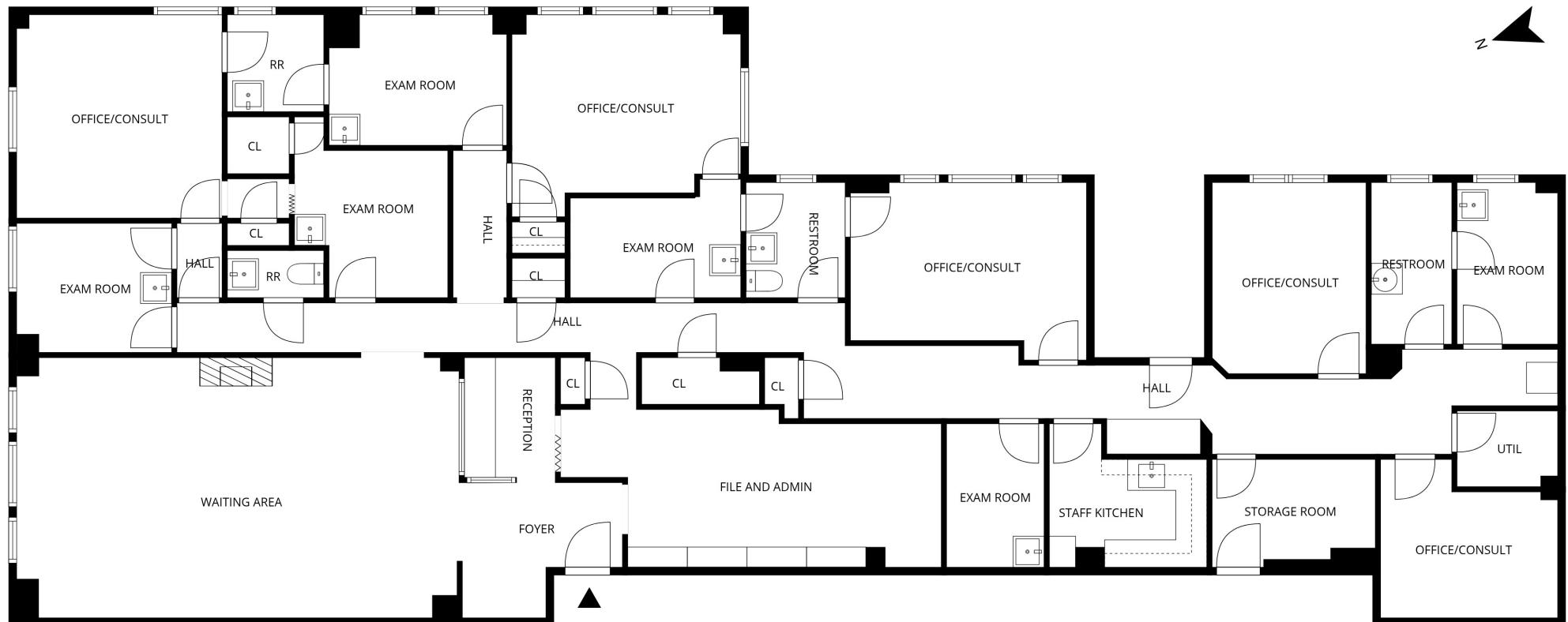


VIRTUALLY STAGED



## FLOOR PLAN • CURRENT

FOR ILLUSTRATIVE PURPOSES ONLY.  
SIZE AND DIMENSIONS MAY VARY.



## FLOOR PLAN • 3D RENDERING OF CURRENT CONDITIONS

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## IMAGES • 3D RENDERINGS OF CURRENT CONDITIONS



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