

### **GROUND FLOOR**

# **MEDICAL CO-OP**

FOR SALE

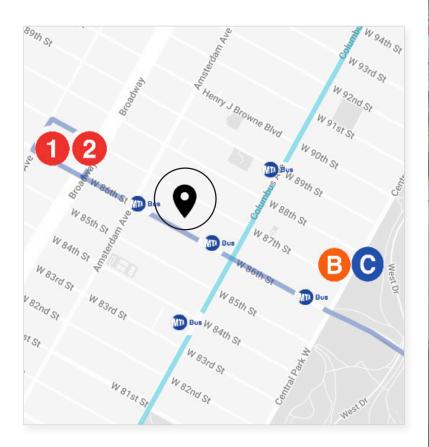
**PRICE** \$499,000

**APPROX SIZE** 1,000 SQ FT

**MAINTENANCE** \$4,200 PER MONTH

**FLIP TAX** 1.5% SPLIT BETWEEN SELLER & BUYER

**FINANCING** 70% MAXIMUM





#### LAYOUT

- WAITING ROOM
- RECEPTION
- EXAM ROOM
- TWO OFFICES/CONSULTS
- ADMIN OFFICE
- TWO RESTROOMS

#### **ADDITIONAL FEATURES**

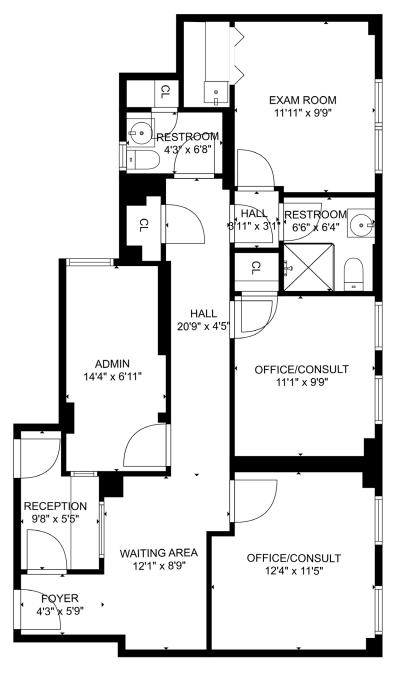
- SEPARATE STAFF ENTRANCE
- 10' CEILINGS
- HARDWOOD FLOORING UNDER CARPET
- ADAPTABLE TO ANY MEDICAL SPECIALTY
- PROXIMATE TO UWS TRAIN LINES AND BUS ROUTES







## WEXLER HEALTHCARE & COMMERCIAL PROPERTIES









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FLOOR PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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