

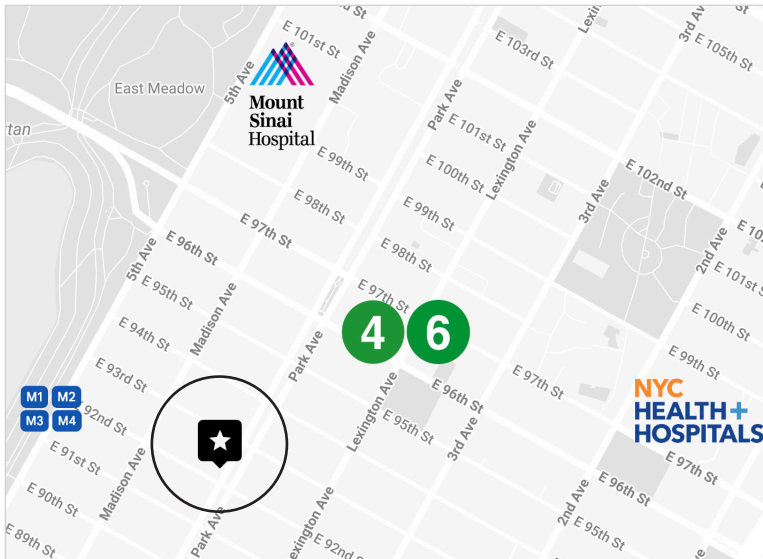


GROUND FLOOR **MEDICAL CO-OP** FOR SALE

PRICE	\$1,675,000
APPROX SIZE	1,850 SQ FT
MAINTENANCE	\$7,500 PER MONTH
FLIP TAX	2% PAID BY BUYER
FINANCING	50% MAXIMUM

RESIDENTIAL CONVERSION POTENTIAL

C/O allows for medical and residential use.
Conversion to a residential layout and use may be possible with proper board approval.



1160 PARK AVENUE, SUITE 1A1C
BETWEEN EAST 92ND AND EAST 93RD STREETS

LAYOUT

- WAITING ROOM
- RECEPTION
- TWO OFFICES/CONSULTS
- SIX EXAM ROOMS
- FIVE RESTROOMS

ADDITIONAL FEATURES

- SHARED STREET ENTRANCE SEPARATE FROM THE MAIN LOBBY
- SECONDARY PRIVATE ENTRANCE ON EAST 92ND STREET
- ADAPTABLE TO ANY MEDICAL SPECIALTY



FLOOR PLAN • CURRENT

FOR ILLUSTRATIVE PURPOSES ONLY.
SIZE AND DIMENSIONS MAY VARY.



PARK AVE

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