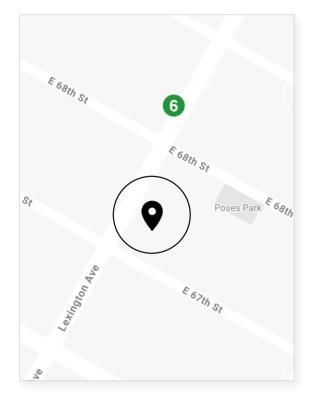
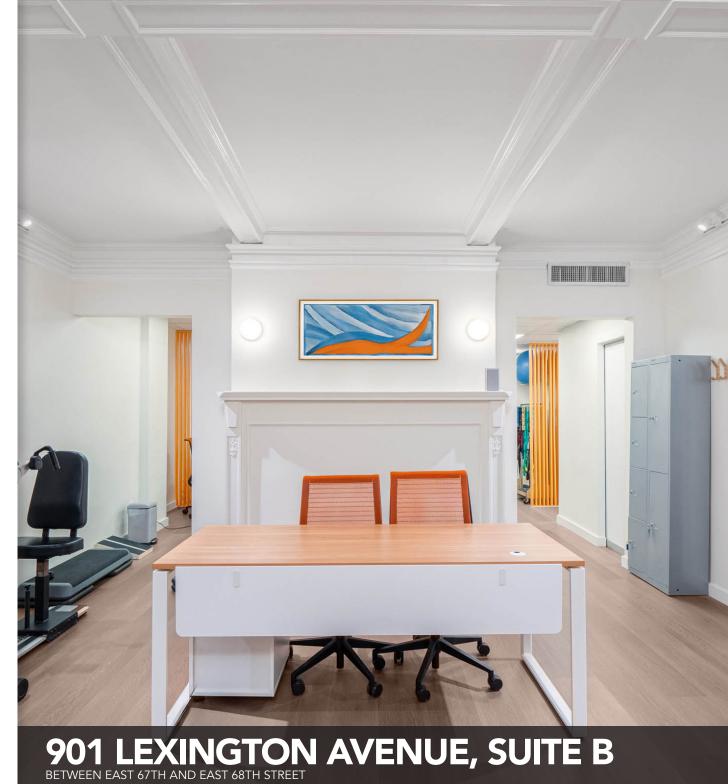


## GROUND FLOOR MEDICAL CO-OP FOR SALE

| PRICE       | \$499,000         |
|-------------|-------------------|
| APPROX SIZE | 1,000 SQ FT       |
| MAINTENANCE | \$5,200 PER MONTH |
| FLIP TAX    | 3% PAID BY BUYER  |
| FINANCING   | 50% MAXIMUM       |
|             |                   |





## LAYOUT

- OPEN LAYOUT
- RECOVERY/EXAM AREA
- OFFICE AREA
- TWO RESTROOMS
- KITCHENETTE

## ADDITIONAL FEATURES

- STREET ENTRANCE SEPARATE FROM LOBBY ON LEXINGTON
- PRISTINE INSTALLATION
- VINYL PLANK FLOORING
- CENTRAL AIR CONDITIONING
- ADAPTABLE TO ANY MEDICAL SPECIALTY





















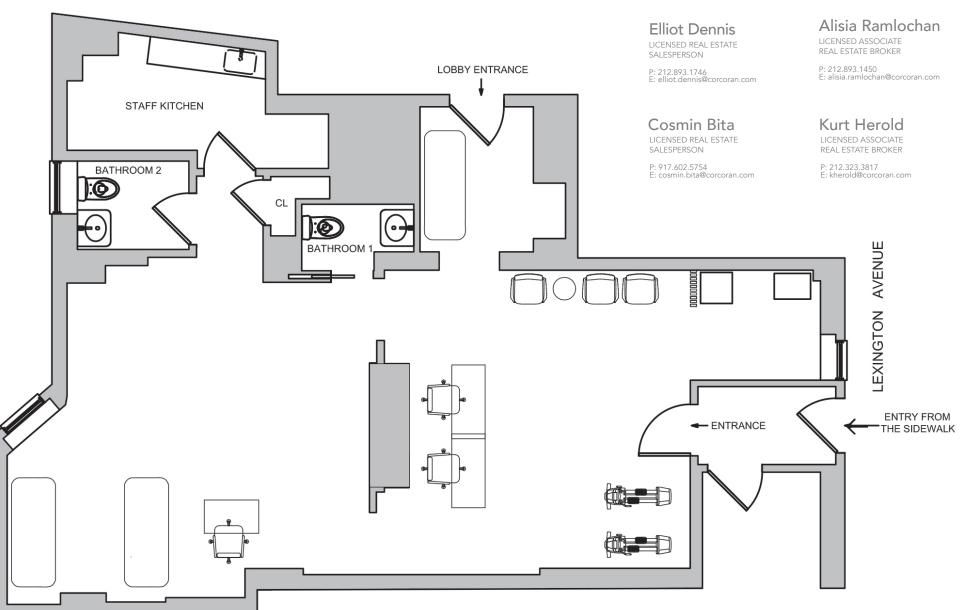


Paul L Wexler LICENSED ASSOCIATE

REAL ESTATE BROKER

P: 212.836.1075 E: PWexler@corcoran.com Josef Yadgarov LICENSED ASSOCIATE REAL ESTATE BROKER

P: 212.836.1097 E: josef.yadgarov@corcoran.com



FLOOR PLAN FOR ILLUSTRATIVE PURPOSES ONLY

Real estate agents affiliated with The Corcoran Group are independent contractors and are not employees of The Corcoran Group. Equal Housing Opportunity. The Corcoran Group is a licensed real estate broker located at 590 Madison Ave, NY, NY 10022. All information furnished regarding property for sale or rent or regarding financing is from sources deemed reliable, but Corcoran makes no warranty or representation as to the accuracy thereof. All property information is presented subject to errors, omissions, price changes, changed property conditions, and withdrawal of the property from the market, without notice.