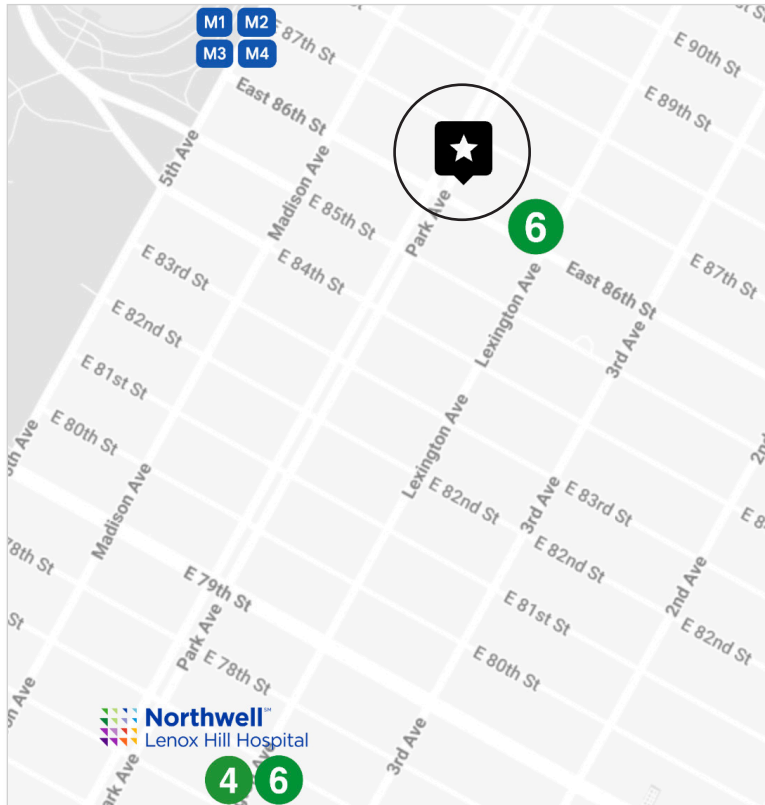


GROUND FLOOR/LOWER LEVEL
MEDICAL CO-OP
DUPLEX FOR SALE

PRICE	\$2,950,000
APPROX SIZE	2,700 SQ FT
MAINTENANCE	\$6,659 PER MONTH
ASSESSMENT	\$799 PER MONTH
FLIP TAX	4% PAID BY SELLER
FINANCING	50% MAXIMUM



1045 PARK AVENUE, SUITE 1AB
BETWEEN EAST 86TH AND EAST 87TH STREET

LAYOUT

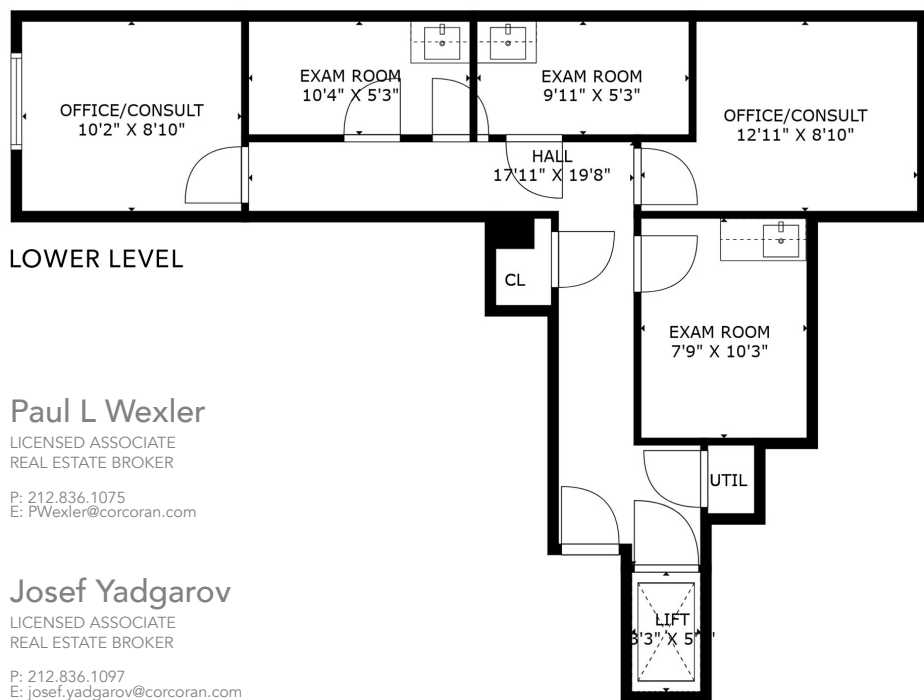
- WAITING AREA
- RECEPTION
- ACCREDITED PROCEDURE ROOM
- PROCEDURE PRE-OP/LAB
- RECOVERY ROOM
- FOUR EXAM ROOMS
- THREE OFFICES/CONSULTS
- TWO RESTROOMS

ADDITIONAL FEATURES

- PRIVATE STREET ENTRANCE ON PARK AVENUE
- SAVARIA STAIR LIFT
- GENESIS VERTICAL LIFT
- PRISTINE INSTALLATION
- CEILING MOUNTED SPEAKER SYSTEM
- CENTRAL AIR CONDITIONING
- ADAPTABLE TO ANY MEDICAL SPECIALTY







Kurt Herold
LICENSED ASSOCIATE
REAL ESTATE BROKER

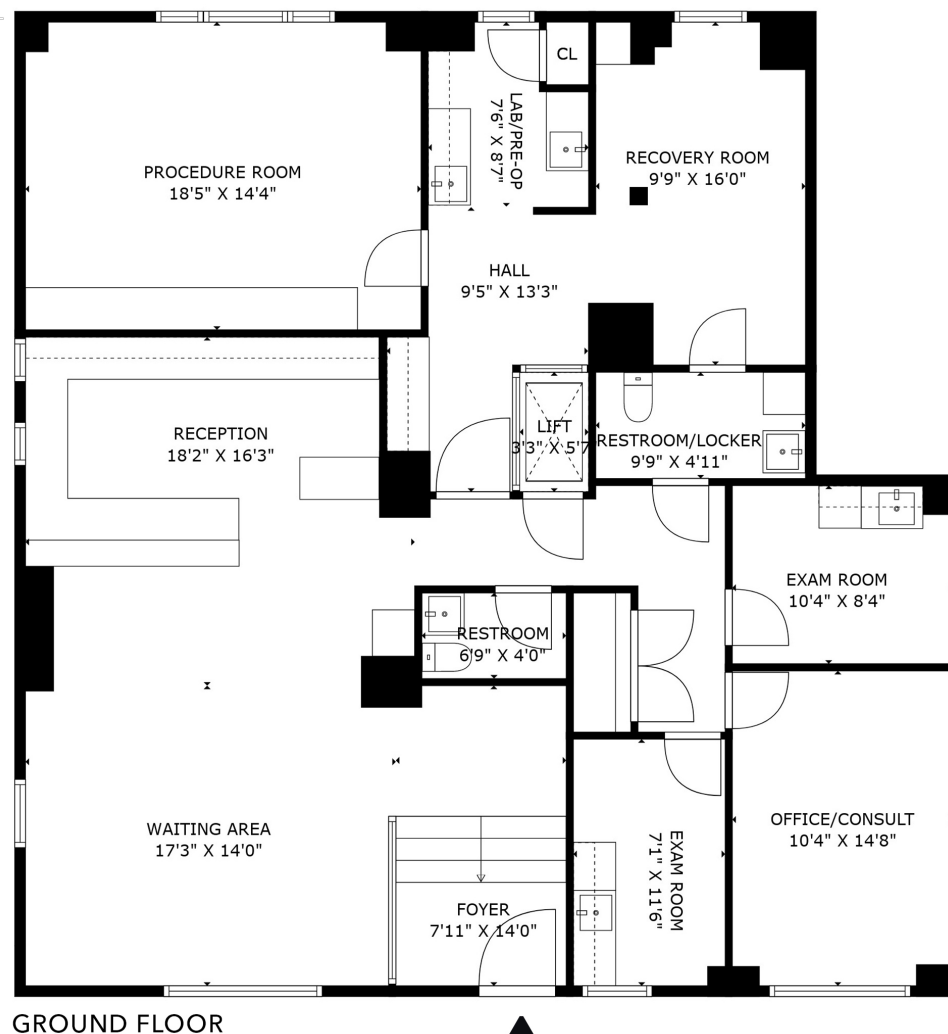
P: 212.323.3817
E: kherold@corcoran.com

Alisia Ramlochan
LICENSED ASSOCIATE
REAL ESTATE BROKER

P: 212.893.1450
E: alisia.ramlochan@corcoran.com

Cosmin Bită
LICENSED REAL ESTATE
SALESPERSON

P: 917.602.5754
E: cosmin.bită@corcoran.com



▲
PARK AVENUE

FLOOR PLAN SFOR 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.