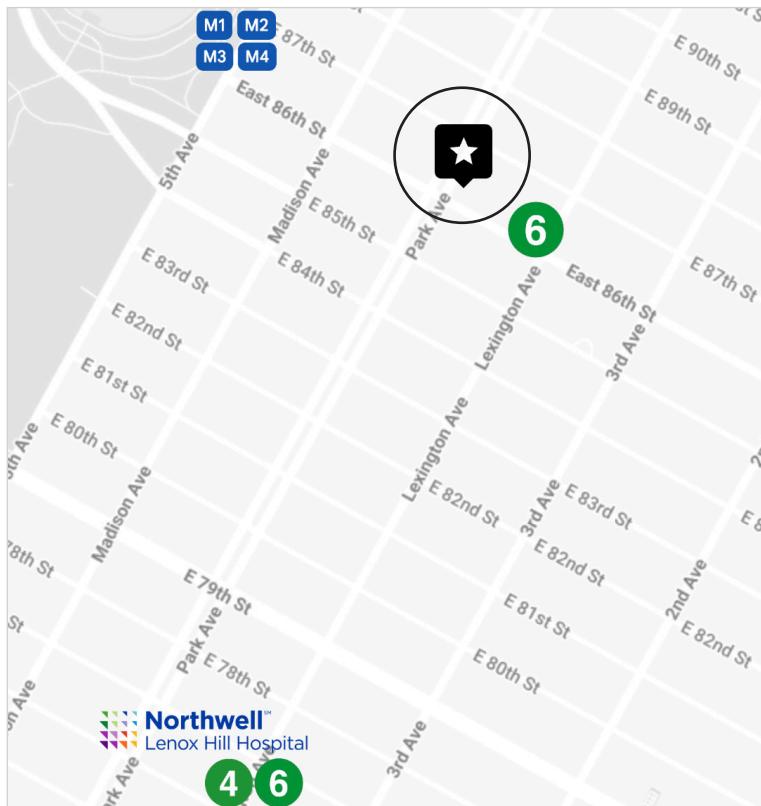


GROUND FLOOR/LOWER LEVEL
MEDICAL CO-OP
DUPLEX FOR SALE

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

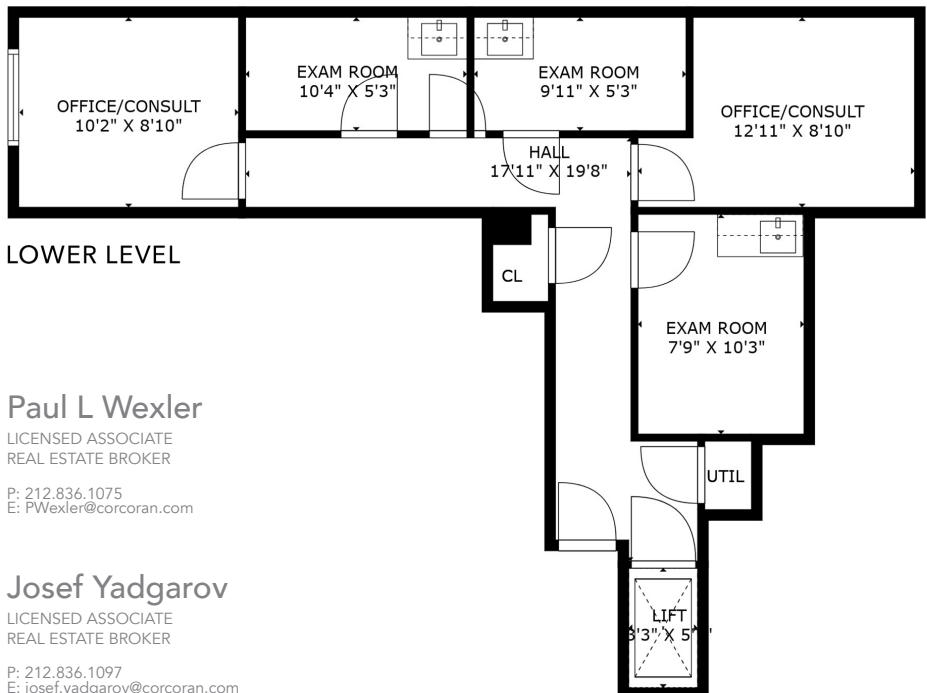
- WAITING AREA
- RECEPTION
- ACCREDITED PROCEDURE ROOM
- PROCEDURE PRE-OP/LAB
- RECOVERY ROOM
- FOUR EXAM ROOMS
- THREE OFFICES/CONSULTS
- TWO RESTROOMS

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







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FLOOR PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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