

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

**PRICE** \$1,900,000  
**APPROX SIZE** 3,009 SQ FT  
**MAINTENANCE** \$9,305 PER MONTH  
**FLIP TAX** 3%  
**FINANCING** 75% MAXIMUM



**150 WEST 55TH STREET, 1DEG**  
BETWEEN SIXTH AND SEVENTH AVENUE

## LAYOUT

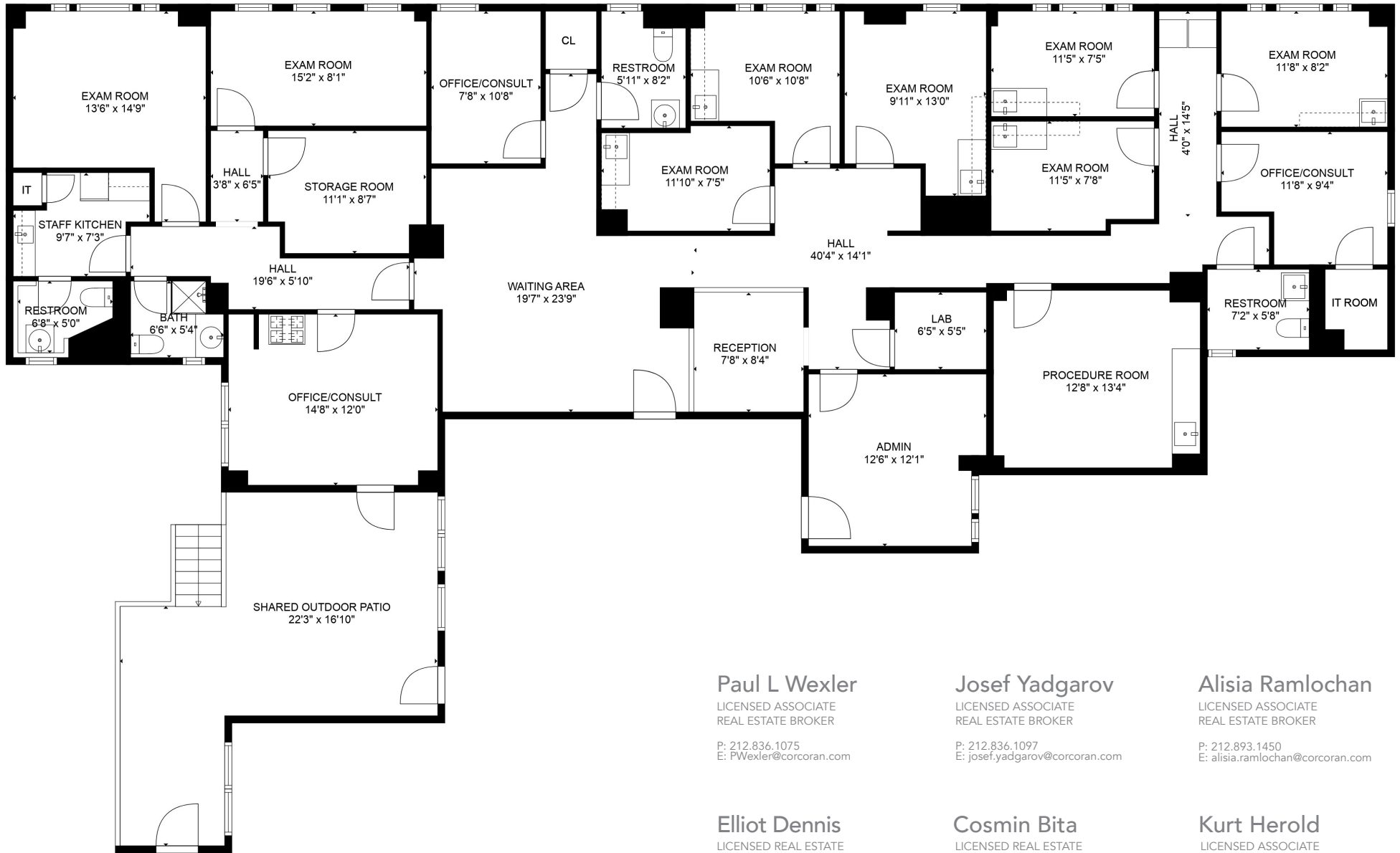
- WAITING AREA
- RECEPTION
- ADMIN OFFICE
- EIGHT EXAM ROOMS
- PROCEDURE ROOM
- THREE OFFICES/CONSULTS
- LAB
- STORAGE ROOM
- STAFF KITCHEN
- FOUR RESTROOMS (1 ADA, 1 WITH SHOWER)
- IT ROOM

## ADDITIONAL FEATURES

- RENOVATED
- WIRED SPEAKER SYSTEM
- SHARED OUTDOOR PATIO
- CENTRAL AIR CONDITIONING
- ADAPTABLE TO ANY MEDICAL SPECIALTY







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FLOOR PLAN FOR ILLUSTRATIVE PURPOSES ONLY