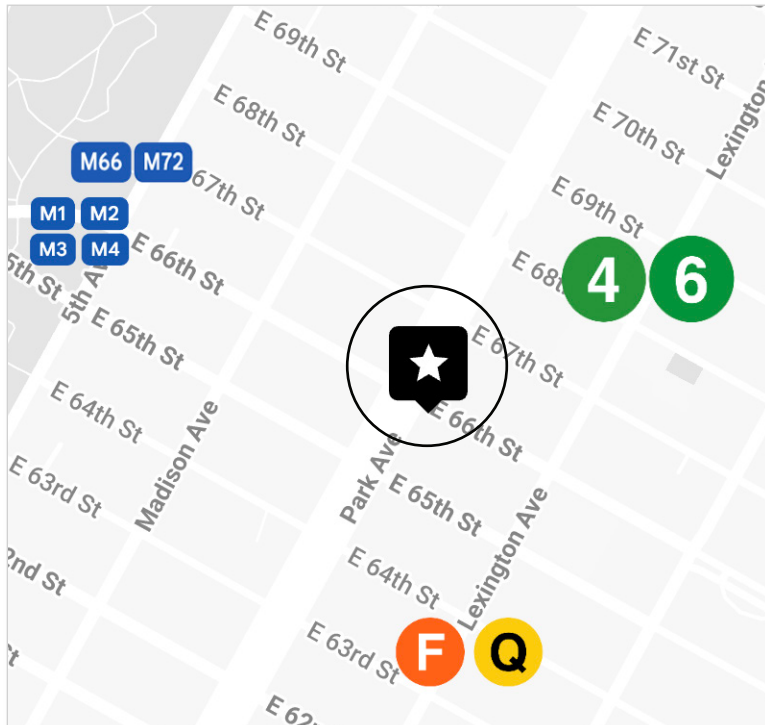




GROUND FLOOR **MEDICAL CO-OP** FOR SALE

PRICE	\$1,275,000
APPROX SIZE	1,100 SQ FT
MAINTENANCE	\$5,110 PER MONTH
FLIP TAX	2% OF PURCHASE PRICE
FINANCING	50% MAXIMUM



635 PARK AVENUE, SUTIE GRN
CORNER OF PARK AVENUE AND EAST 66TH STREET

LAYOUT

- WAITING AREA
- RECEPTION
- ADMIN AREA
- FILE AREA
- TWO EXAM ROOMS, EQUIPPED WITH PROCEDURE LIGHTS
- OFFICE/CONSULT
- RESTROOM
- LAB/KITCHENETTE
- IT/UTILITY CLOSET
- CLOSET

ADDITIONAL FEATURES

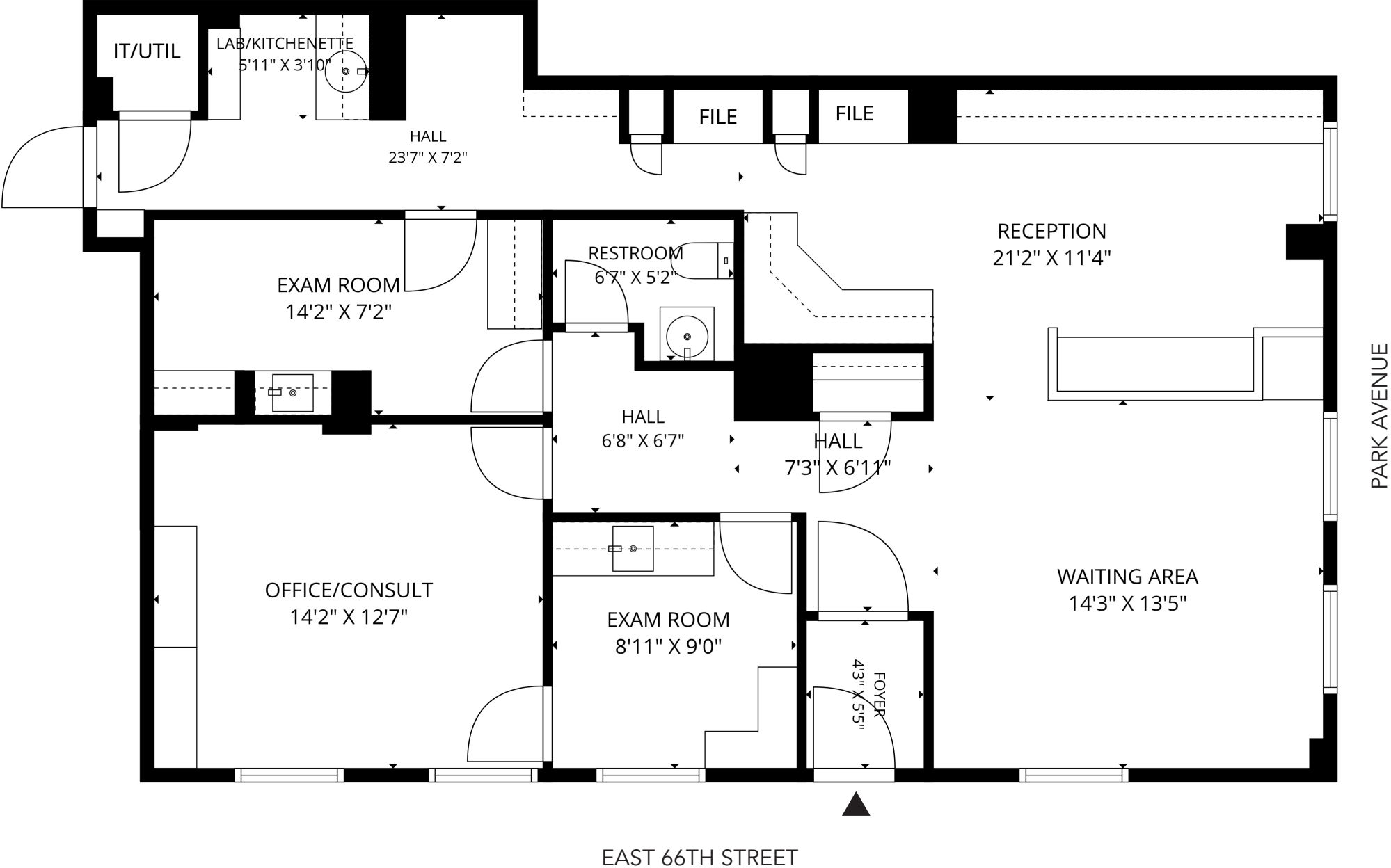
- PRIVATE STREET ENTRANCE ON EAST 66TH STREET
- PRISTINE INSTALLATION
- CENTRAL AIR CONDITIONING
- 10-FOOT CEILINGS
- RECESSED LIGHTING THROUGHOUT
- WIRED FOR SECURITY
- ADAPTABLE TO ANY MEDICAL SPECIALTY





FLOOR PLAN • CURRENT

FOR ILLUSTRATIVE PURPOSES ONLY.
SIZE AND DIMENSIONS MAY VARY.



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