



# 905 Fifth Ave

UNIT 1 A/D

Offering Memorandum

**PRIME UPPER EAST SIDE  
MEDICAL OFFICE CO-OP  
FOR SALE**

# SERHANT.

**EXCLUSIVE AGENT**

**Dominique Florio**  
Licensed Associate Real  
Estate Broker  
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(516) 509-5476

## EXECUTIVE SUMMARY

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Offered at \$2,200,000, this rare ground-floor medical office at 905 Fifth Avenue provides a prestigious address directly across from Central Park in one of the most desirable locations on Manhattan's Upper East Side: Fifth Avenue and 72<sup>nd</sup> St.

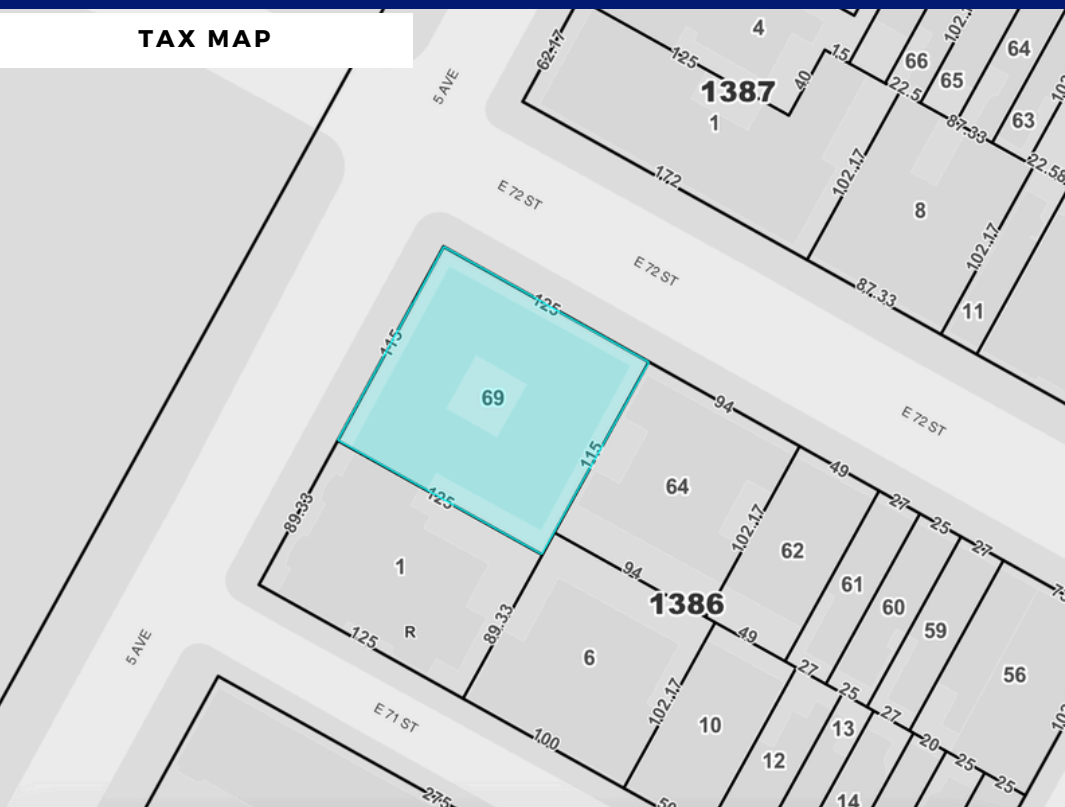
Unit 1AD is a corner Maisonette and features private street-level access on Fifth Ave (and an additional entrance through the stunning lobby) and is ideally configured for medical use with four exam rooms, two private offices, a reception/waiting area, a kitchen, a changing room, and two restrooms. The space is well renovated with central air conditioning, is move-in ready and offers flexibility to suit a variety of medical specialties.

Located in a full-service, white-glove cooperative with a 24-hour doorman, elevator, and resident manager, the property combines professional functionality with residential luxury. It also benefits from close proximity to world-class medical institutions including Lenox Hill Hospital, Mount Sinai, and NewYork-Presbyterian/Weill Cornell.

With a premier Fifth Avenue location, this co-op unit is an exceptional opportunity for private practitioners, group practices, or specialists seeking an Upper East Side flagship location.



TAX MAP



905  
Fifth Ave  
UNIT 1A/D

**ASKING: \$2,200,000**

**PROPERTY INFORMATION**

<b>ADDRESS:</b>	905 Fifth Ave #1A/D, New York, NY 10021
<b>NEIGHBORHOOD:</b>	Upper East Side
<b>TYPE:</b>	Medical Office Co-op
<b>BLOCK/LOT:</b>	1386-69
<b>MAINTENANCE:</b>	\$12,471.37
<b>FLIP TAX:</b>	Co-op 3% Flip Tax Paid by Purchaser
<b>FINANCING PERMITTED:</b>	33%

**NEARBY TRANSPORTATION**





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SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLORIO  
NEW YORK

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**FOR MORE INFORMATION CONTACT EXCLUSIVE AGENT:**

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