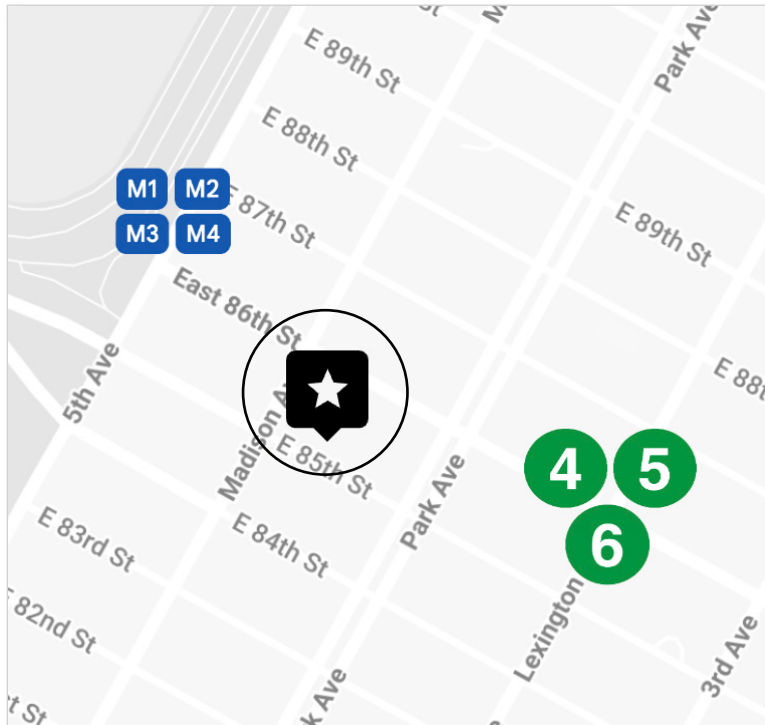




GROUND FLOOR
MEDICAL CO-OP
FOR SALE

PRICE	\$2,950,000
APPROX SIZE	3,100 SQ FT
MAINTENANCE	\$10,553 PER MONTH
FLIP TAX	3% OF PURCHASE PRICE
FINANCING	75% MAXIMUM



35 EAST 85TH STREET, 1S2S
BETWEEN MADISON AND PARK AVENUE, UPPER EAST SIDE

LAYOUT

- WAITING AREA
- RECEPTION
- EIGHT EXAM ROOMS
- CARDIOGRAPHY TESTING ROOM
- TWO LABS
- FOUR OFFICES/CONSULTS
- FIVE ADMIN OFFICES
- TWO NURSES STATIONS
- STAFF LOUNGE/KITCHENETTE
- THREE RESTROOMS

ADDITIONAL FEATURES

- SHARED STREET ENTRANCE EAST 85TH STREET
- MULTI-ZONE CENTRAL AIR CONDITIONING
- CENTRAL AIR CONDITIONING
- ADAPTABLE TO ANY MEDICAL SPECIALTY
- PARKING GARAGE ON BLOCK

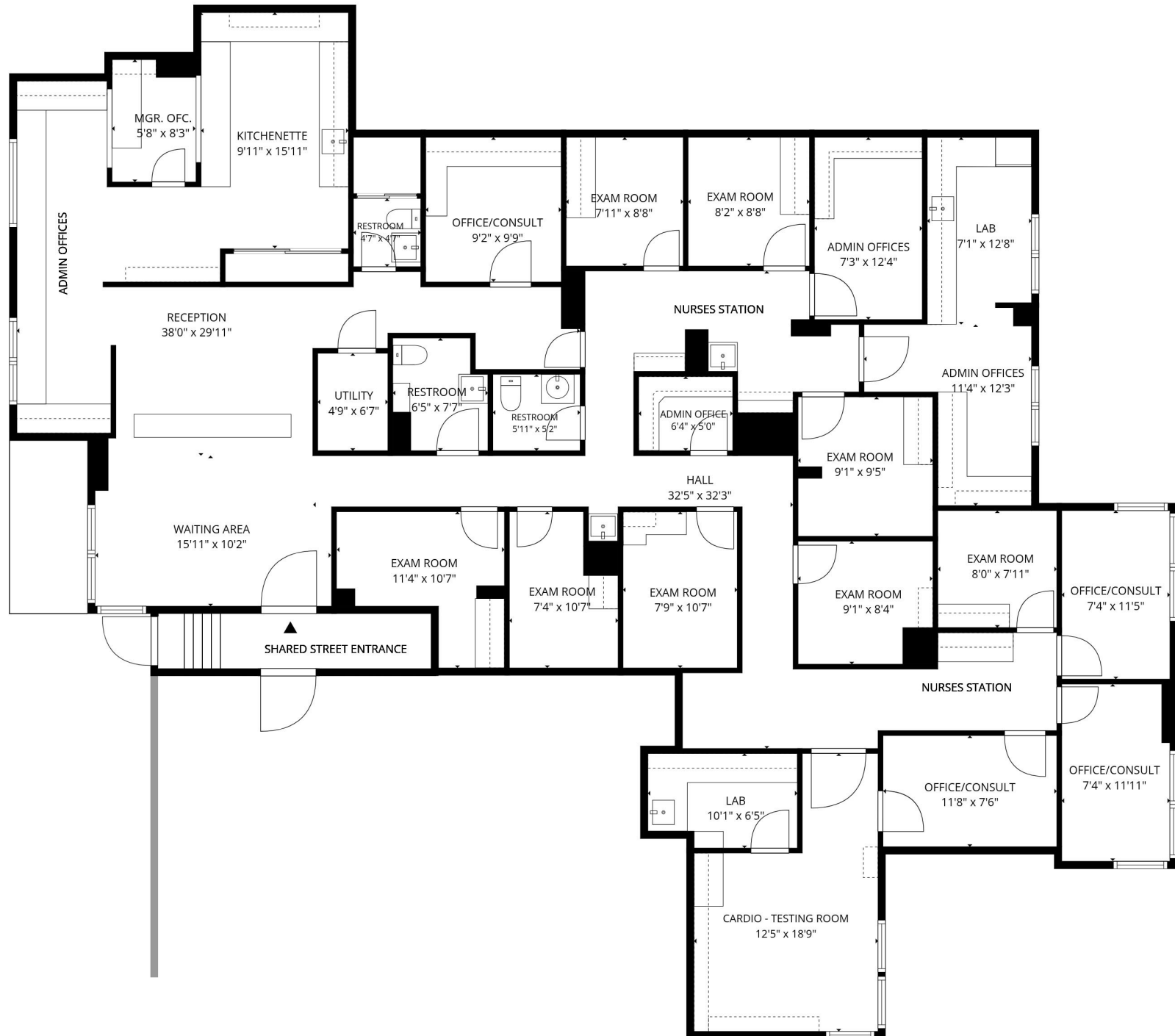




FLOOR PLAN • CURRENT

FOR ILLUSTRATIVE PURPOSES ONLY.
SIZE AND DIMENSIONS MAY VARY.

EAST 85TH STREET



FLOOR PLAN • 3D

FOR ILLUSTRATIVE PURPOSES ONLY.
SIZE AND DIMENSIONS MAY VARY.

EAST 85TH STREET



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