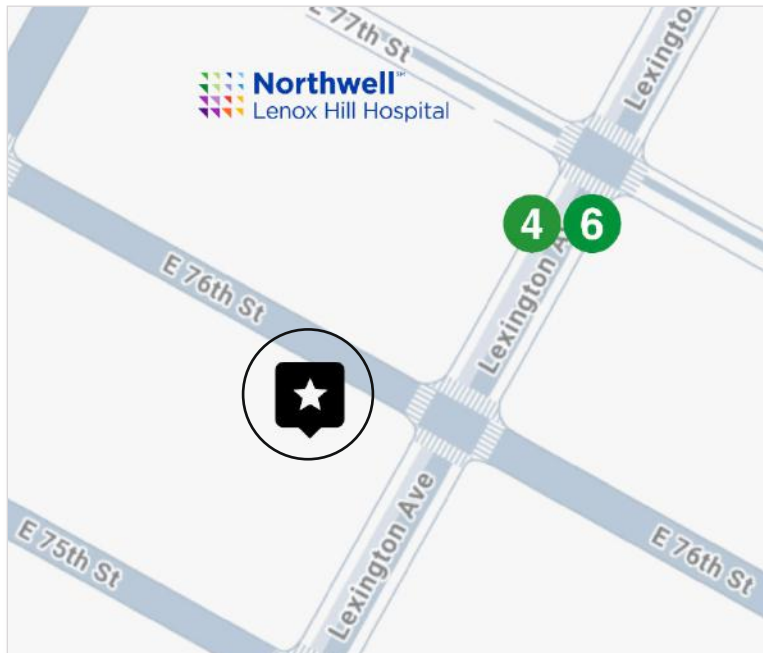




SECOND FLOOR
**PROFESSIONAL/
MEDICAL CONDO**
FOR SALE

PRICE	\$1,875,000
APPROX SIZE	1,600 SQ FT
COMMON CHARGES	\$2,457 PER MONTH
RE TAXES	\$25,403 PER YEAR
FINANCING	80% MAXIMUM



132 EAST 76TH STREET, SUITE 2A
BETWEEN PARK AVENUE AND LEXINGTON AVENUE

LAYOUT

- WAITING AREA
- RECEPTION
- ADMIN OFFICES
- FIVE EXAM ROOMS
- OFFICE/CONSULT
- OBSERVATION ROOM
- X-RAY ROOM
- LAB/NURSES' STATION
- GAS/OXYGEN CLOSET
- SUCTION CLOSET
- KITCHENETTE
- TWO RESTROOMS

ADDITIONAL FEATURES

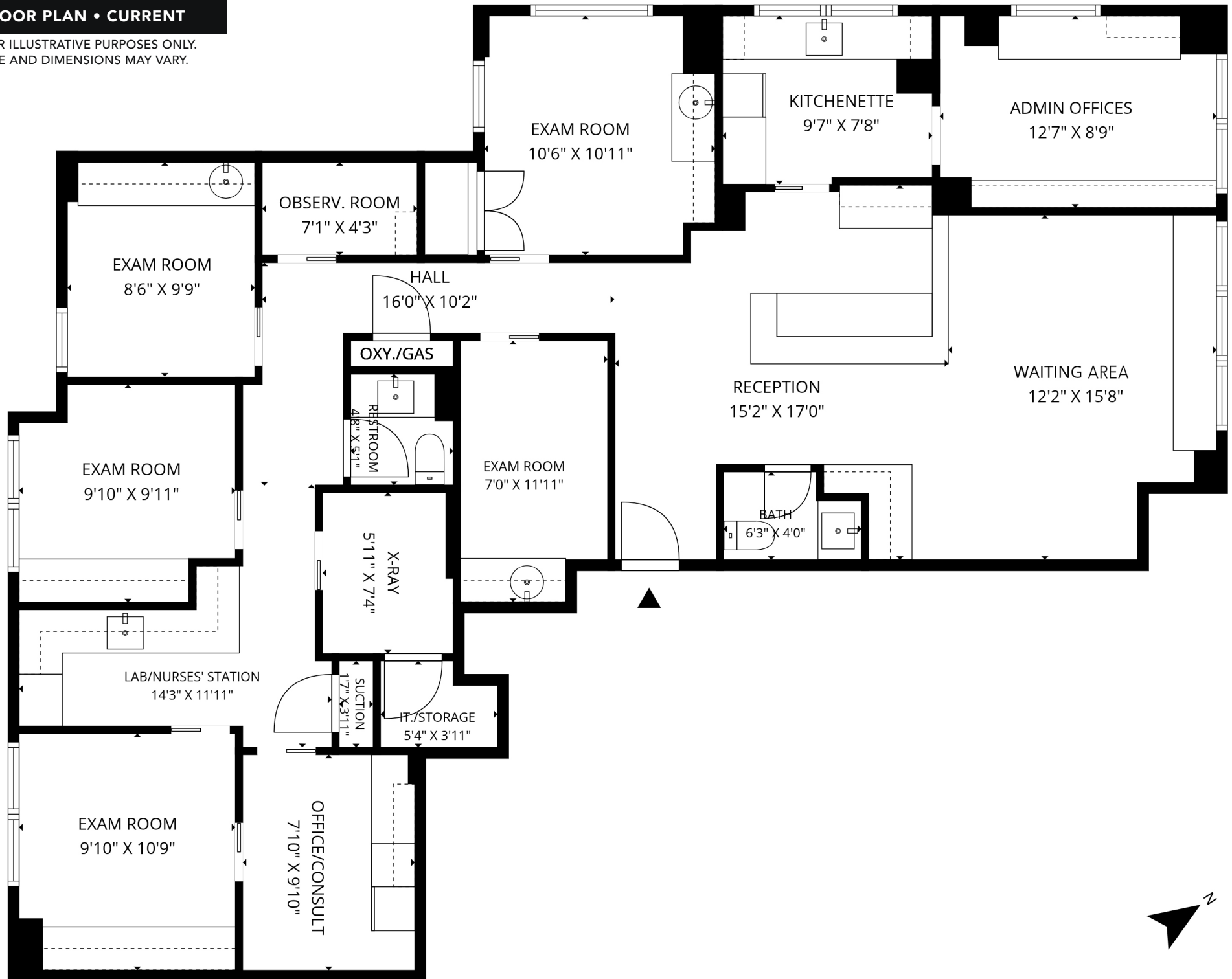
- MOVE-IN CONDITION, MODERN INSTALLATION
- MULTI-ZONE CENTRAL AIR CONDITIONING
- WIRED FOR VIDEO SECURITY
- ADAPTABLE TO ANY MEDICAL SPECIALTY
- ALL NEW MECHANICALS
- **OFFICE COMES WITH A SEPARATE STORAGE ROOM ON 2ND FLOOR**





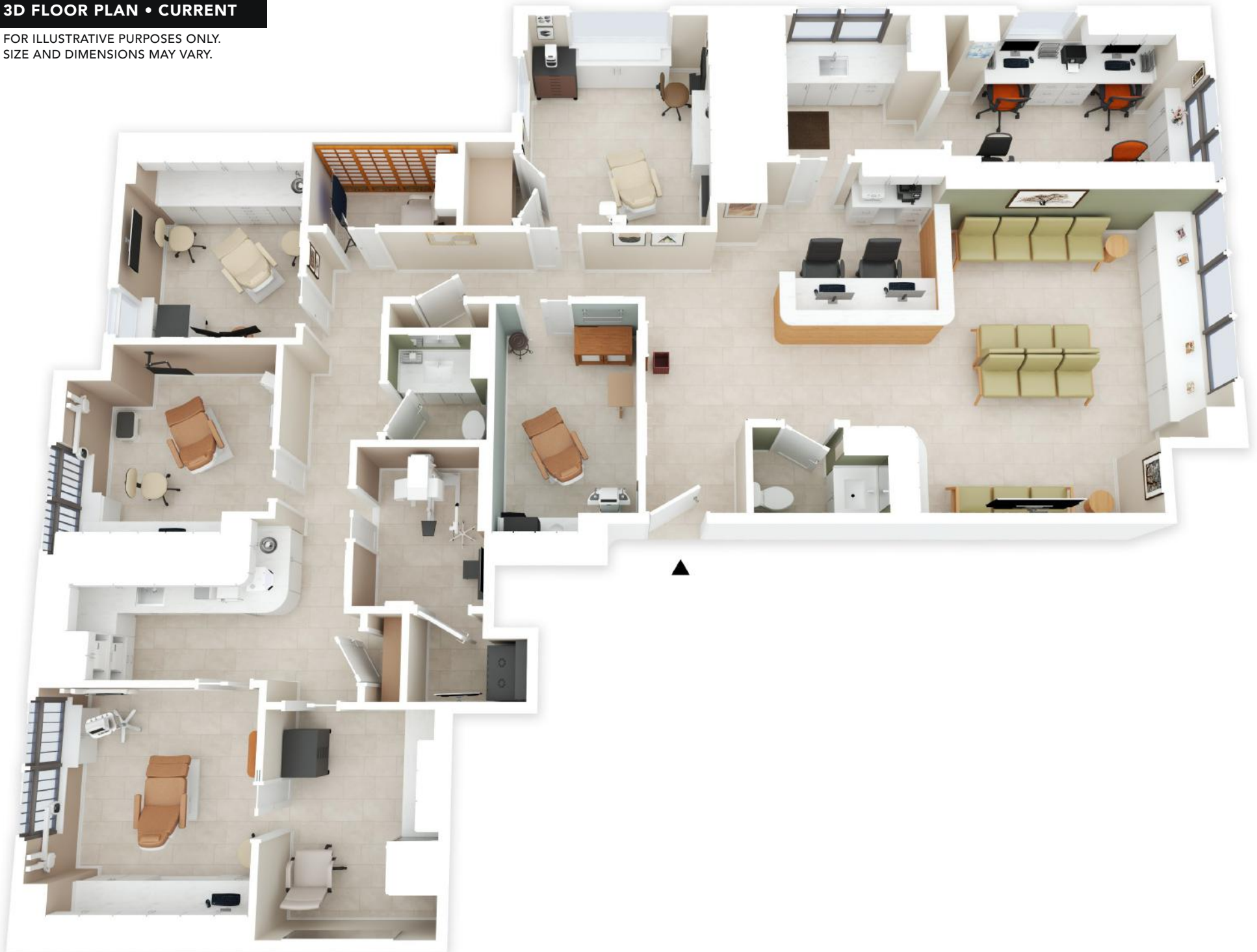
FLOOR PLAN • CURRENT

FOR ILLUSTRATIVE PURPOSES ONLY.
SIZE AND DIMENSIONS MAY VARY.



3D FLOOR PLAN • CURRENT

FOR ILLUSTRATIVE PURPOSES ONLY.
SIZE AND DIMENSIONS MAY VARY.



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