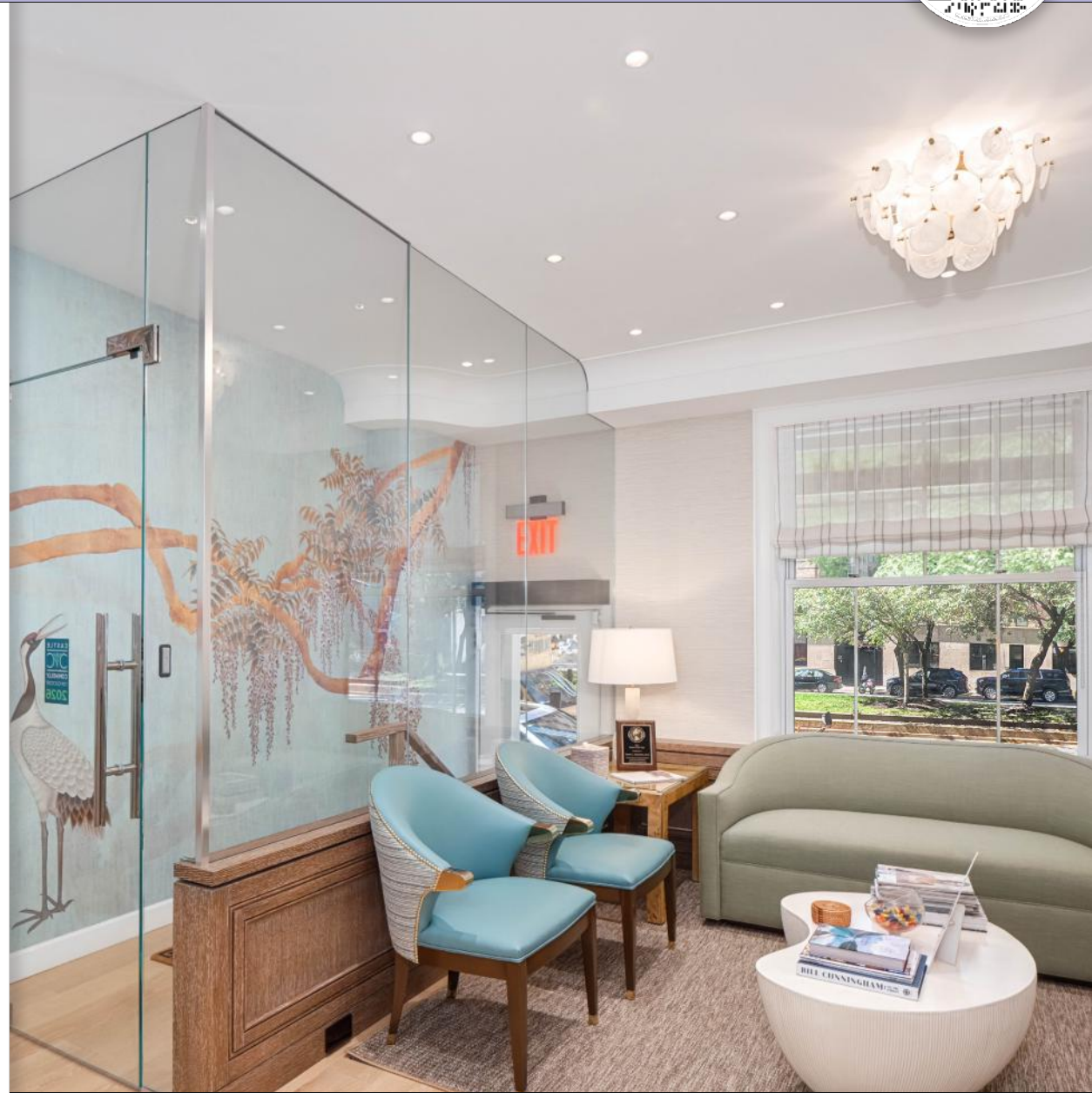
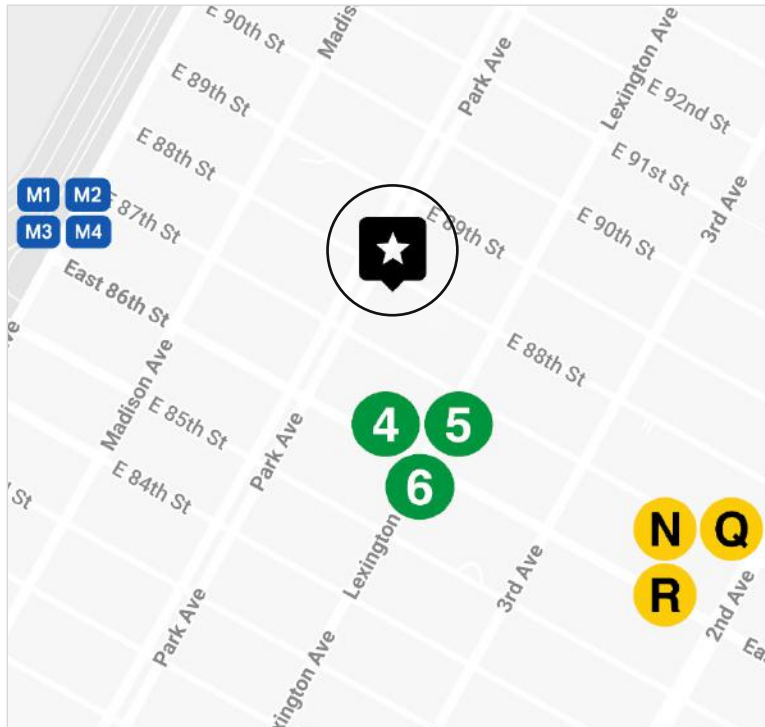


# GROUND FLOOR **MEDICAL CO-OP** FOR SALE

|             |                                  |
|-------------|----------------------------------|
| PRICE       | \$2,395,000                      |
| APPROX SIZE | 1,640 SQ FT                      |
| MAINTENANCE | \$5,422 PER MONTH                |
| ASSESSMENT  | \$1,705 PER MONTH   EXP MID 2027 |
| FLIP TAX    | 2.5% PAID BY BUYER               |
| FINANCING   | 50% MAXIMUM                      |



**1075 PARK AVENUE, SUITE 1C**  
BETWEEN EAST 87TH AND EAST 88TH STREET | CARNEGIE HILL

## LAYOUT

- WAITING AREA
- RECEPTION
- FOUR EXAM ROOMS
- LAB
- OFFICE/CONSULT
- ADMIN OFFICES
- STAFF KITCHENETTE/LOUNGE
- TWO RESTROOMS
- FOUR CLOSETS

## ADDITIONAL FEATURES

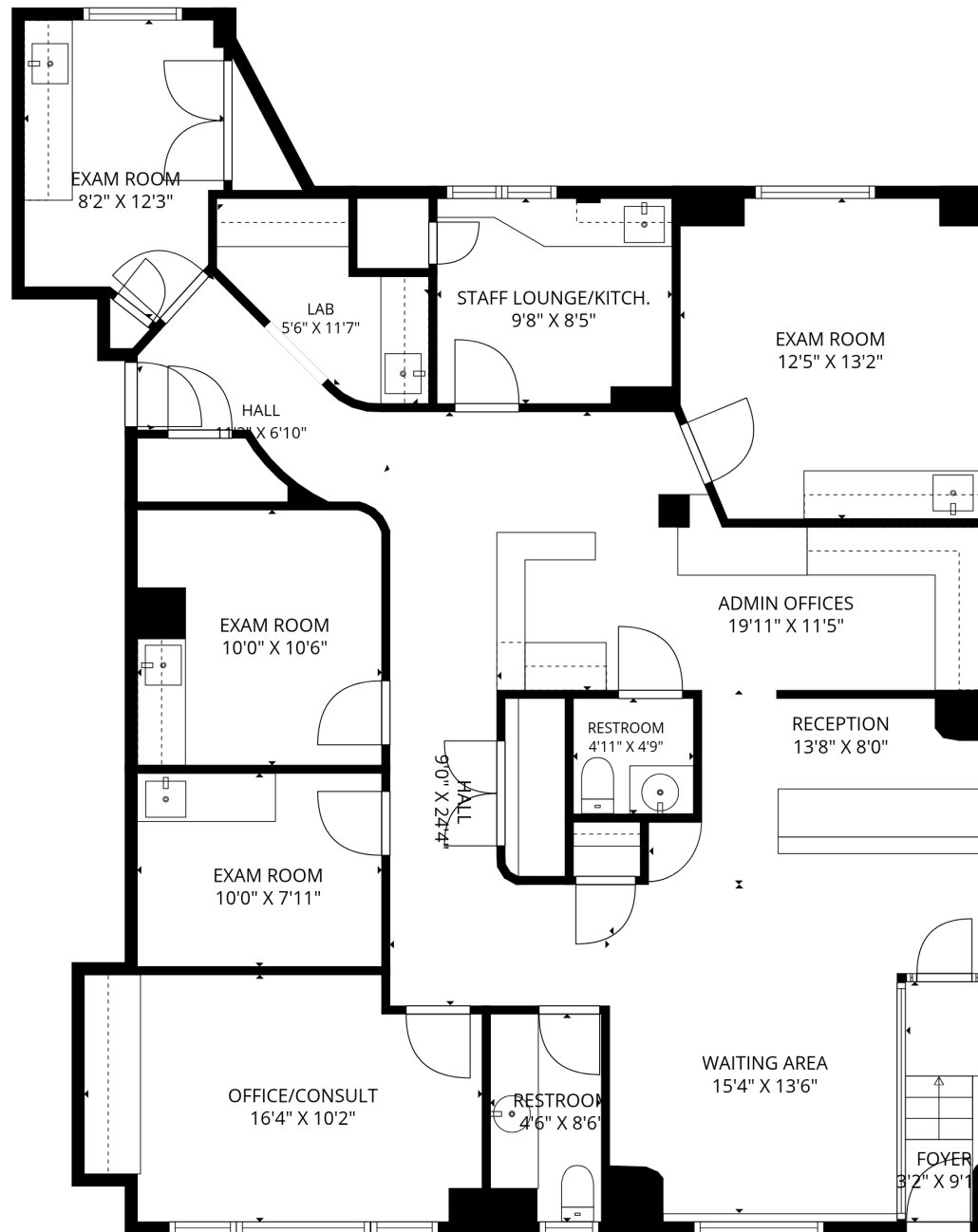
- PRIVATE STREET ENTRANCE ON PARK AVENUE
- PRISTINE RENOVATION
- ACCESSIBLE, AUTOMATIC FRONT DOOR
- JELD-WEN AVALON SOUND DAMPENING EXAM ROOM DOORS WITH HEAVY-DUTY SOSS INVISIBLE HINGES
- 30-AMP/250V LOCKING RECEPTACLE (ONE EXAM ROOM)
- SOFT-CLOSE SHAKER-STYLE CABINETRY
- RECESSED AND OVERHEAD LIGHTING THROUGHOUT
- WIRED FOR VIDEO SECURITY
- MULTI-ZONE CENTRAL AIR CONDITIONING
- ADAPTABLE TO ANY MEDICAL SPECIALTY





## FLOOR PLAN • CURRENT

FOR ILLUSTRATIVE PURPOSES ONLY.  
SIZE AND DIMENSIONS MAY VARY.



Park Avenue

## FLOOR PLAN • 3D

FOR ILLUSTRATIVE PURPOSES ONLY.  
SIZE AND DIMENSIONS MAY VARY.



Park Avenue

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