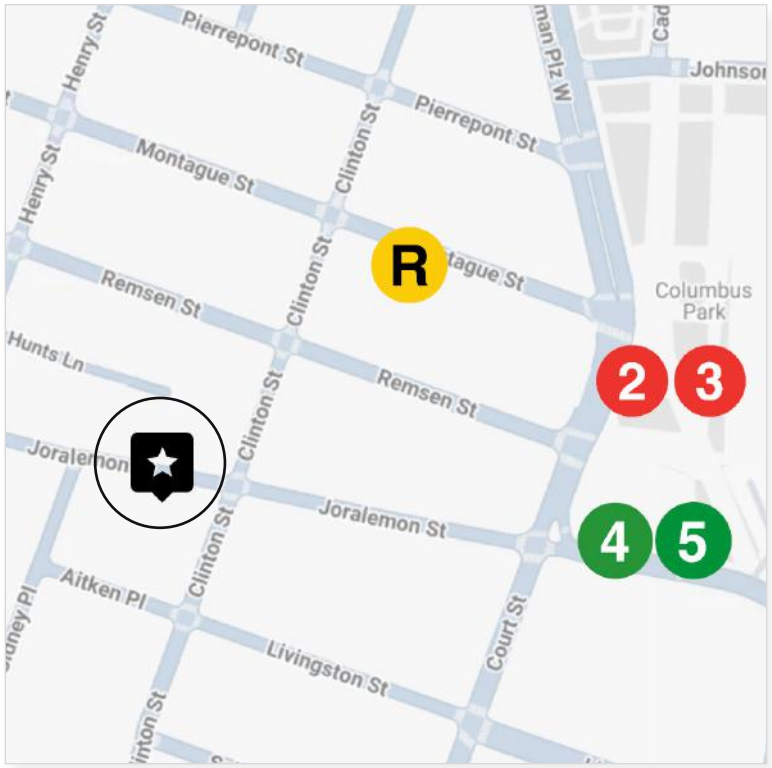
WEXLER HEALTHCARE & COMMERCIAL PROPERTIES
TEAM AT THE CORCORAN GROUP

GROUND FLOOR

# MEDICAL CO-OP

FOR SALE

| | |
|---|---|
| **PRICE** | $825,000 |
| **APPROX SIZE** | 1,313 SQ FT |
| **MAINTENANCE** | $5,312 PER MONTH |
| **FLIP TAX** | 1% OF PURCHASE PRICE |
| **FINANCING** | 80% MAXIMUM |






## 142 JORALEMON STREET, 1FL

BETWEEN CLINTON STREET AND SIDNEY PLACE

## LAYOUT

- WAITING AREA
- RECEPTION
- FOUR EXAM ROOMS
- TWO OFFICES/CONSULTS
- MANAGER'S OFFICE
- FILE/ADMIN AREA
- LAB
- X-RAY ROOM
- RESTROOM

## ADDITIONAL FEATURES

- LOBBY UNIT IN DEDICATED MEDICAL OFFICE BUILDING
- RECESSED AND OVERHEAD LIGHTING
- CENTRAL AIR CONDITIONING
- ADAPTABLE TO ANY MEDICAL SPECIALTY







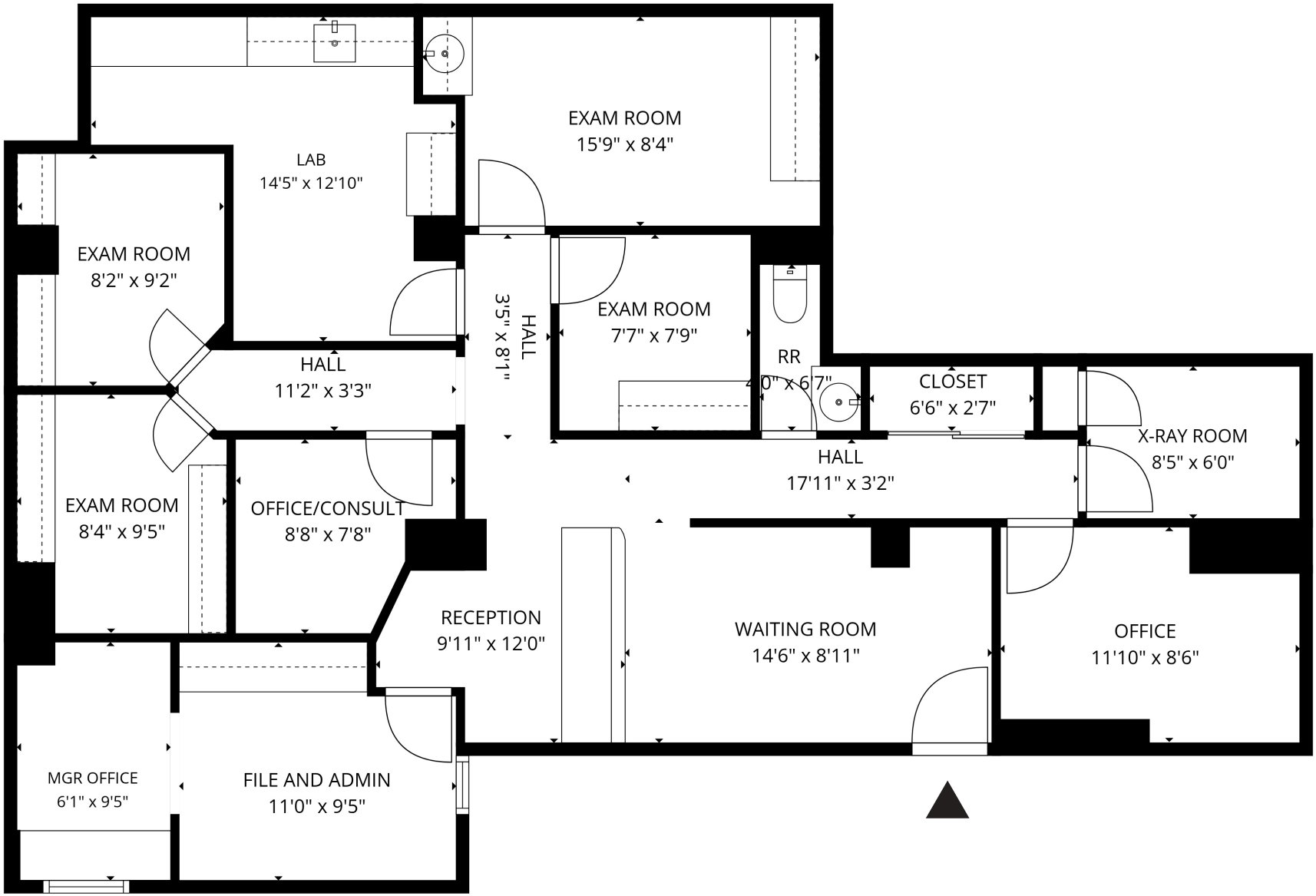






**FLOOR PLAN • CURRENT**

FOR ILLUSTRATIVE PURPOSES ONLY.
SIZE AND DIMENSIONS MAY VARY.



# WEXLER HEALTHCARE & COMMERCIAL PROPERTIES
TEAM AT THE CORCORAN GROUP


**Paul L Wexler**
Licensed Associate Real Estate Broker
P: 212.836.1075
E: PWexler@corcoran.com

**Josef Yadgarov**
Licensed Associate Real Estate Broker
P: 212.836.1097
E: JYadgarov@corcoran.com

**Alisia Ramlochan**
Licensed Associate Real Estate Broker
P: 212.893.1450
E: Alisia.Ramlochan@corcoran.com

**Kurt Herold**
Licensed Associate Real Estate Broker
P: 212.323.3817
E: KHerold@corcoran.com

**Austin Weinerman**
Licensed Real Estate Salesperson
P: 212.323.3280
E: AWeinerman@corcoran.com

**Drew Palermo**
Licensed Real Estate Salesperson
P: 917.410.0981
E: Drew.Palermo@corcoran.com


## FIND THE PERFECT SPACE AT
WEXLERHEALTHCAREPROPERTIES.COM


Real estate agents affiliated with The Corcoran Group are independent contractors and are not employees of The Corcoran Group. Equal Housing Opportunity. The Corcoran Group is a licensed real estate broker located at 590 Madison Ave, NY, NY 10022. All information furnished regarding property for sale or rent or regarding financing is from sources deemed reliable, but Corcoran makes no warranty or representation as to the accuracy thereof. All property information is presented subject to errors, omissions, price changes, changed property conditions, and withdrawal of the property from the market, without notice.