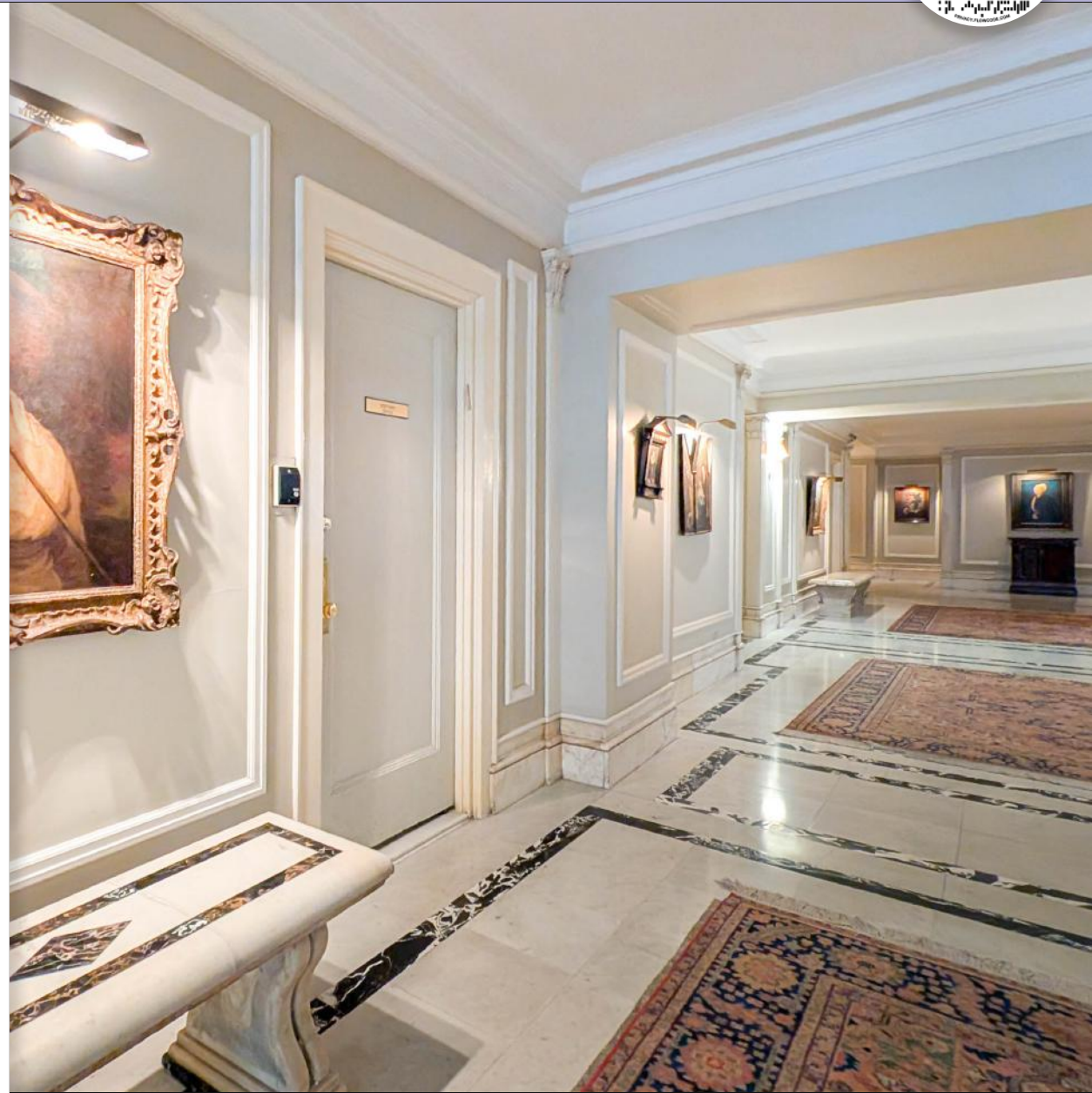
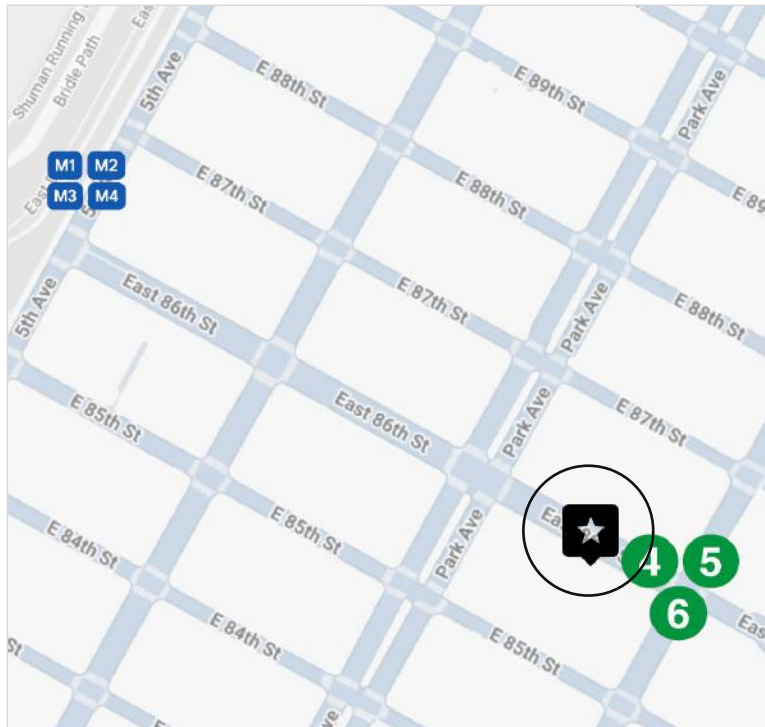


GROUND FLOOR
MEDICAL CO-OP
FOR SALE OR LEASE

PRICE (SALE)	\$1,500,000
RENT (LEASE)	\$20,000/MO
APPROX SIZE	2,000 SQ FT
MAINTENANCE	\$7,814 PER MONTH (SALE, ONLY)
FLIP TAX	2% OF PURCHASE PRICE (SALE, ONLY)
FINANCING	50% MAXIMUM (SALE, ONLY)



815 PARK AVENUE, SUITE 1AD
BETWEEN EAST 74TH AND EAST 75TH STREET

LAYOUT

- WAITING AREA
- IN AND OUT RECEPTIONS
- QUAD-A ACCREDITED OPERATING ROOM
- PROCEDURE PREP ROOM/LAB
- THREE EXAM ROOMS
- THREE OFFICES/CONSULTS
- TWO RESTROOMS
- SEVEN CLOSETS

ADDITIONAL FEATURES

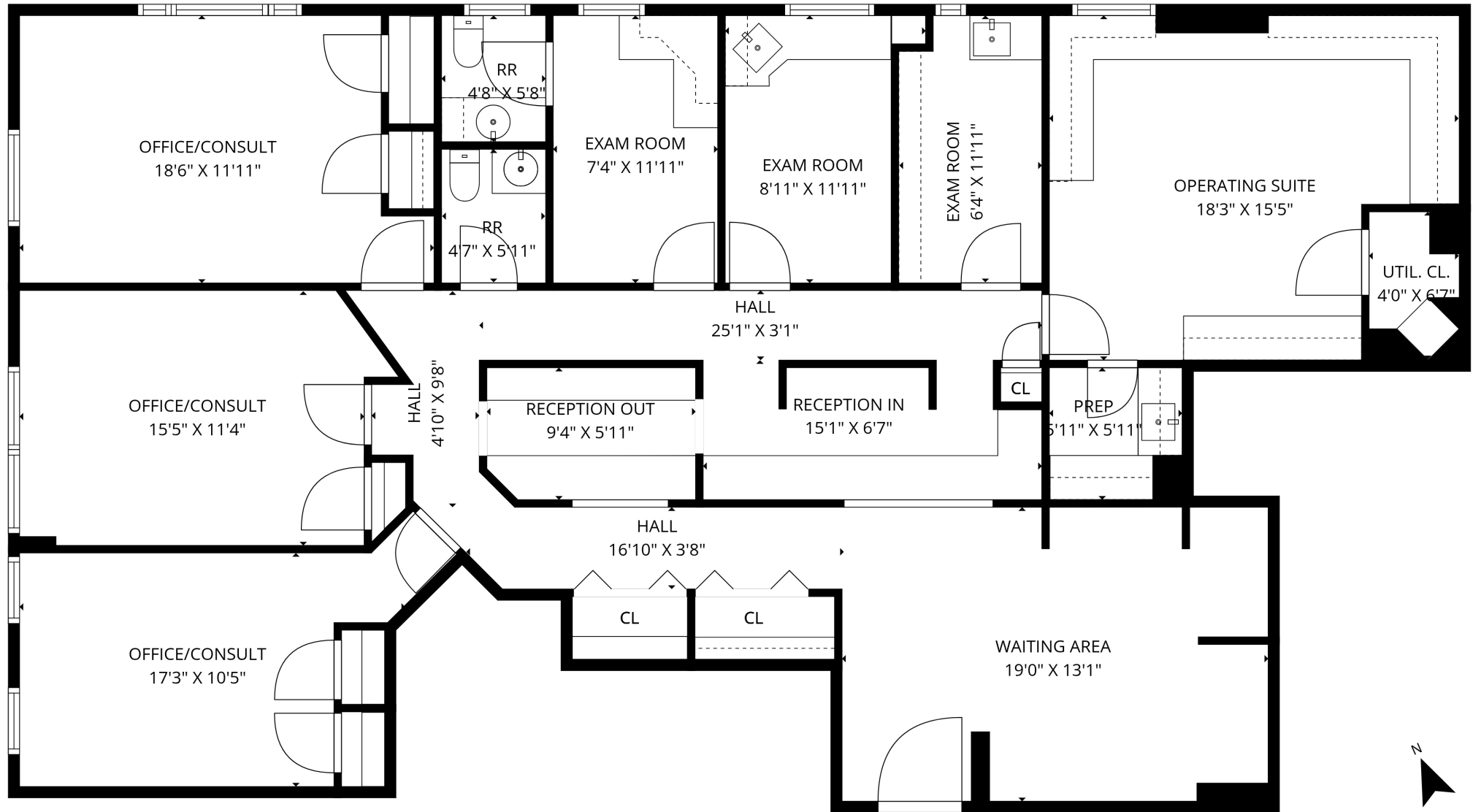
- QUAD-A CERTIFIED OPERATING SUITE
- TWO BLOCKS FROM LENOX HILL HOSPITAL
- GROUND FLOOR CORNER OFFICE
- 8' X 10' STORAGE CAGE IN BASEMENT
- CENTRAL AIR CONDITIONING
- ADAPTABLE TO ANY MEDICAL SPECIALTY





FLOOR PLAN • CURRENT

FOR ILLUSTRATIVE PURPOSES ONLY.
SIZE AND DIMENSIONS MAY VARY.





FLOOR PLAN • 3D RENDERING

FOR ILLUSTRATIVE PURPOSES ONLY.
SIZE AND DIMENSIONS MAY VARY.



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



Cosmin Bită

Licensed Real Estate Salesperson

P: 917.602.5754

E: Cosmin.Bită@corcoran.com



Austin Weinerman

Licensed Real Estate Salesperson

P: 212.323.3280

E: AWeinerman@corcoran.com



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