WEXLER HEALTHCARE & COMMERCIAL PROPERTIES
TEAM AT THE CORCORAN GROUP

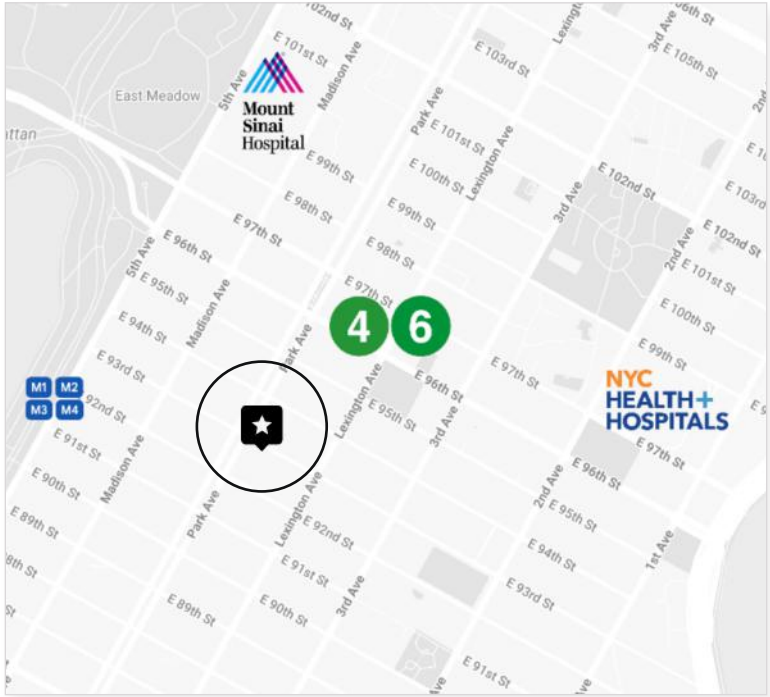
GROUND FLOOR

MEDICAL CO-OP

FOR SALE

MAJOR PRICE ADJUSTMENT	~~$2,625,000~~ **NOW $2,100,000**
APPROX SIZE	3,000 SQ FT
MAINTENANCE	$8,750 PER MONTH
FLIP TAX	2% PAID BY BUYER
FINANCING	50% MAXIMUM

SELLER OFFERING TO COVER UP TO 12 MONTHS OF MAINTENENACE FEES



1175 PARK AVENUE, SUITE 1C

BETWEEN EAST 92ND STREET AND EAST 93RD STREET

LAYOUT

- WAITING ROOM
- RECEPTION
- SIX EXAM ROOMS
- FIVE OFFICES/CONSULTS
- FILE AND ADMIN ROOM
- STORAGE ROOM
- SEVEN CLOSETS
- FOUR RESTROOMS

ADDITIONAL FEATURES

- SECONDARY INGRESS
- REAR EGRESS
- FIREPLACE IN WAITING AREA
- CENTRAL AIR CONDITIONING
- ADAPTABLE TO ANY MEDICAL SPECIALTY

FLOOR PLAN • CURRENT

FOR ILLUSTRATIVE PURPOSES ONLY.
SIZE AND DIMENSIONS MAY VARY.

FLOOR PLAN • 3D RENDERING OF CURRENT CONDITIONS

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IMAGES • 3D RENDERINGS OF CURRENT CONDITIONS

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FIND THE PERFECT SPACE AT
WEXLERHEALTHCAREPROPERTIES.COM

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