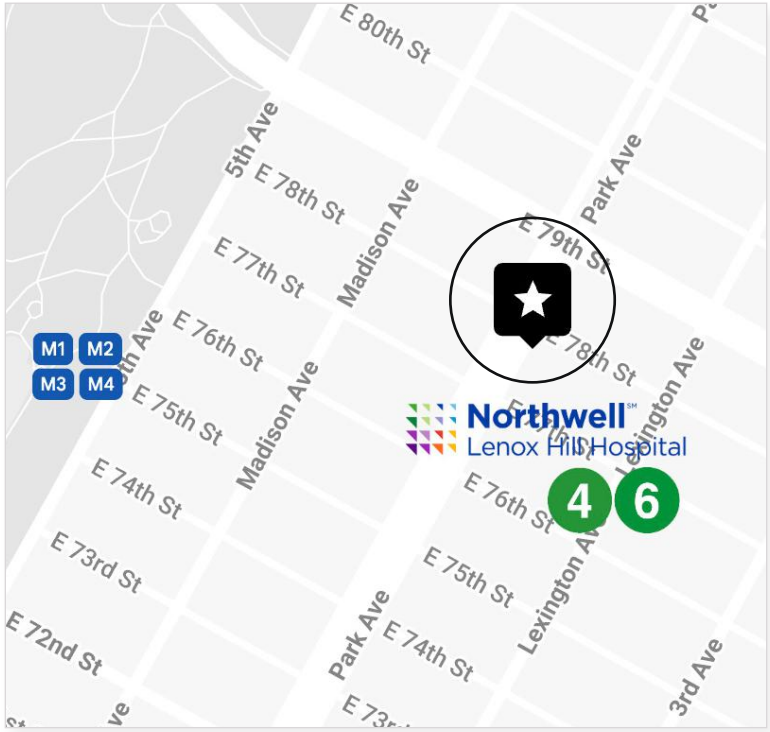
WEXLER HEALTHCARE & COMMERCIAL PROPERTIES
TEAM AT THE CORCORAN GROUP

GROUND FLOOR + LL

MEDICAL CO-OP

FOR SALE

PRICE	$3,000,000
APPROX SIZE	2,700 SQ FT
MAINTENANCE	$7,521 PER MONTH
FLIP TAX	2% OF PURCHASE PRICE
FINANCING	75% MAXIMUM



875 PARK AVENUE, SUITE 1B

BETWEEN EAST 77TH AND EAST 78TH STREET

LAYOUT

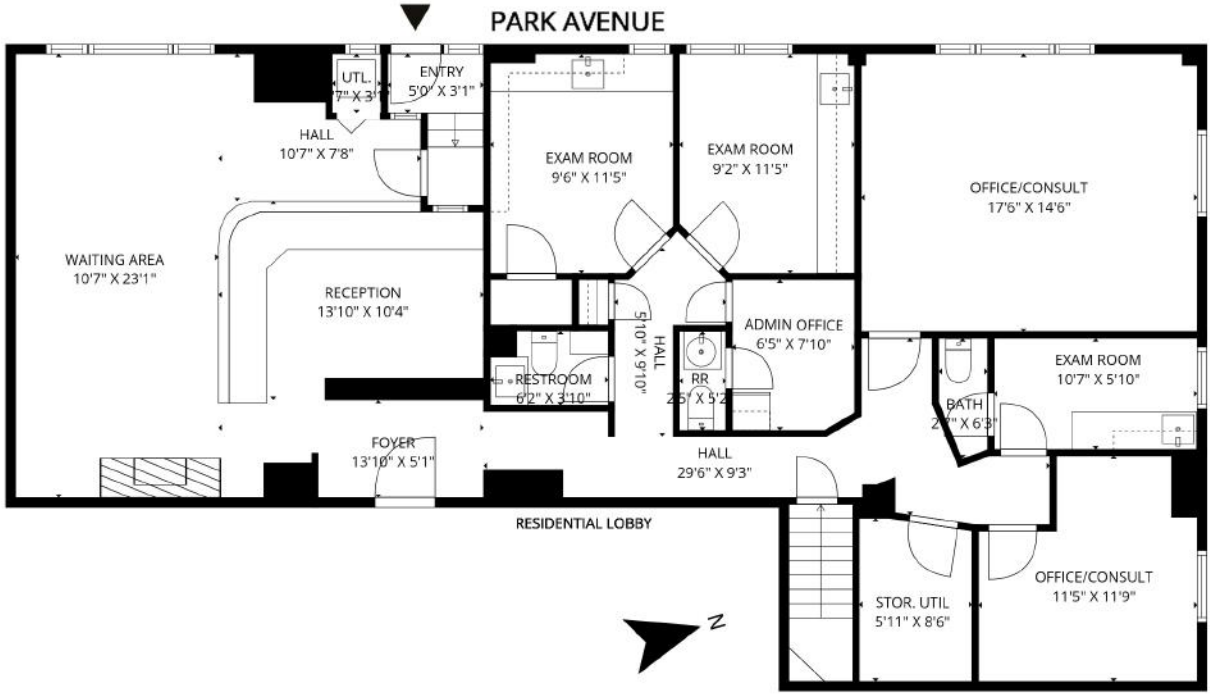
- WAITING AREA
- RECEPTION
- FOUR EXAM ROOMS
- THREE OFFICE/CONSULTS
- TWO ADMIN OFFICES
- LABORATORY
- THREE STORAGE ROOMS
- FOUR RESTROOMS

ADDITIONAL FEATURES

- PRIVATE STREET ENTRANCE ON PARK AVENUE
- ADDITIONAL INGRESS VIA RESIDENTIAL LOBBY
- LOWER LEVEL EGRESS
- 10-FOOT CEILINGS ON GROUND FLOOR, 8-FOOT ON LOWER LEVEL
- DECORATIVE FIREPLACE IN WAITING AREA
- CENTRAL AIR CONDITIONING
- ADAPTABLE TO ANY MEDICAL SPECIALTY

FLOOR PLAN • CURRENT

FOR ILLUSTRATIVE PURPOSES ONLY.
SIZE AND DIMENSIONS MAY VARY.



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FIND THE PERFECT SPACE AT
WEXLERHEALTHCAREPROPERTIES.COM

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