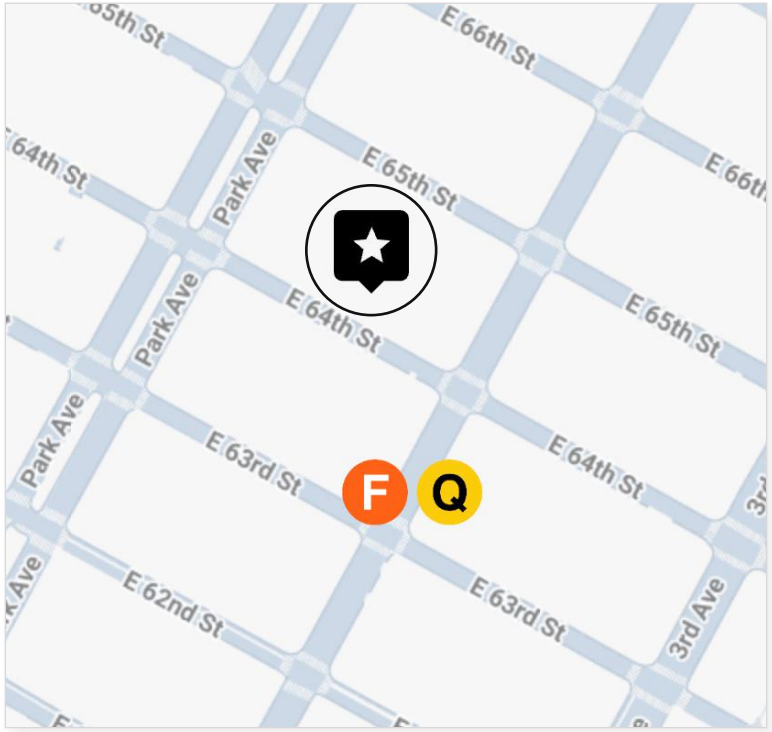
WEXLER HEALTHCARE & COMMERCIAL PROPERTIES
TEAM AT THE CORCORAN GROUP

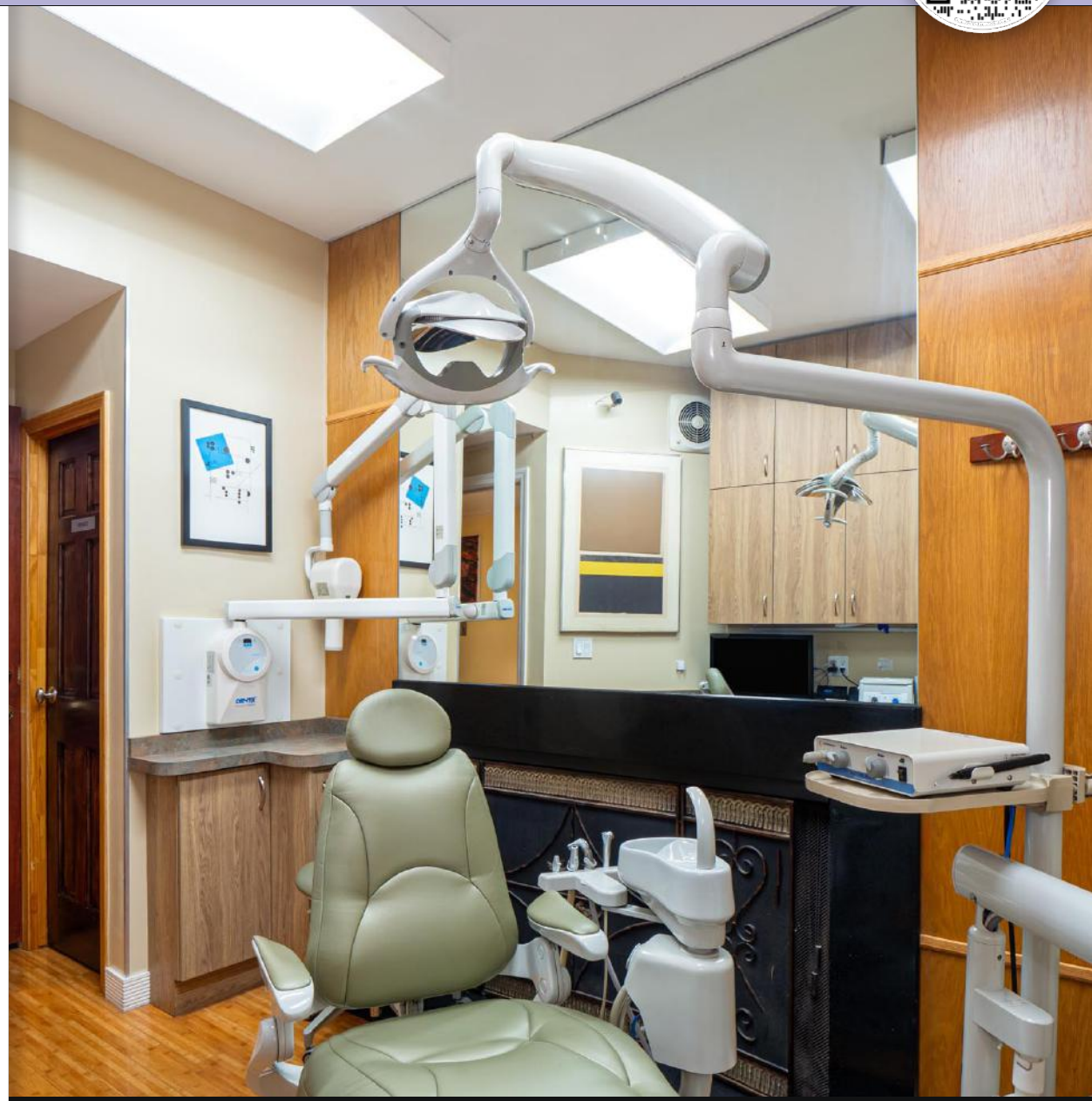
GROUND FLOOR

MEDICAL CO-OP

FOR SALE

PRICE	$895,000
APPROX SIZE	1,136 SQ FT
MAINTENANCE	$6,600 PER MONTH
FLIP TAX	1.5% OF PURCHASE PRICE
FINANCING	75% MAXIMUM





125 EAST 64TH STREET

BETWEEN PARK AVENUE AND LEXINGTON AVENUE

LAYOUT

- WAITING ROOM
- RECEPTION
- SIX OPERATORIES/EXAM ROOMS
- LAB
- TWO RESTROOMS
- OFFICE WITH TWO WORKSTATIONS AND PATIO ACCESS

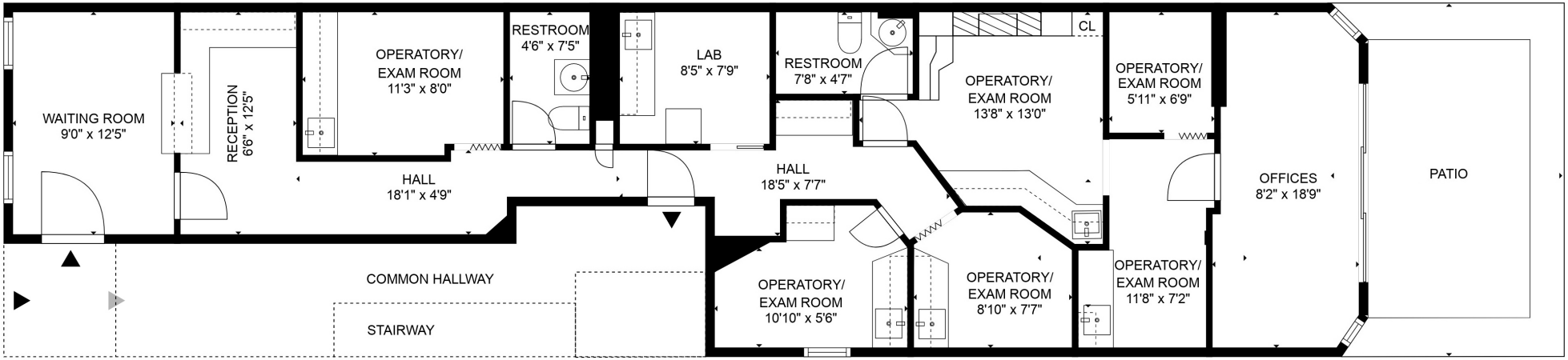
ADDITIONAL FEATURES

- THREE SPLIT A/C UNITS + ONE THRU-WALL
- MULTI-POINT INTERCOM SYSTEM
- COMPRESSOR, VACCUM, AND SUCTION SYSTEM
- NITROUS OXIDE PLUMBED INTO 4 OPERATORIES
- SIX DENTAL CHAIRS INCLUDED
- SIX X-RAY UNITS INCLUDED
- RECESSED AND OVERHEAD LIGHTING
- WORKING WOOD-BURNING FIREPLACE
- PRIVATE OUTDOOR PATIO AND GARDEN
- MONITORS AND SECURITY CAMERAS IN FOUR OPERATORIES
- ALL SIX OPERATORIES EQUIPPED WITH TELEVISIONS/MONITORS
- EGRESS TO RESIDENTIAL LOBBY
- LOWER-LEVEL STORAGE, 4X6-FEET
- ACCESS TO WASHER/DRYER INCLUDED
- ADAPTABLE TO ANY MEDICAL SPECIALTY

POSSIBLE RESIDENTIAL CONVERSION PENDING DOB & BOARD APPROVALS
EXISTING KITCHEN GAS AND WATER HOOKUPS

FLOOR PLAN • CURRENT

FOR ILLUSTRATIVE PURPOSES ONLY.
SIZE AND DIMENSIONS MAY VARY.



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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

FIND THE PERFECT SPACE AT
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