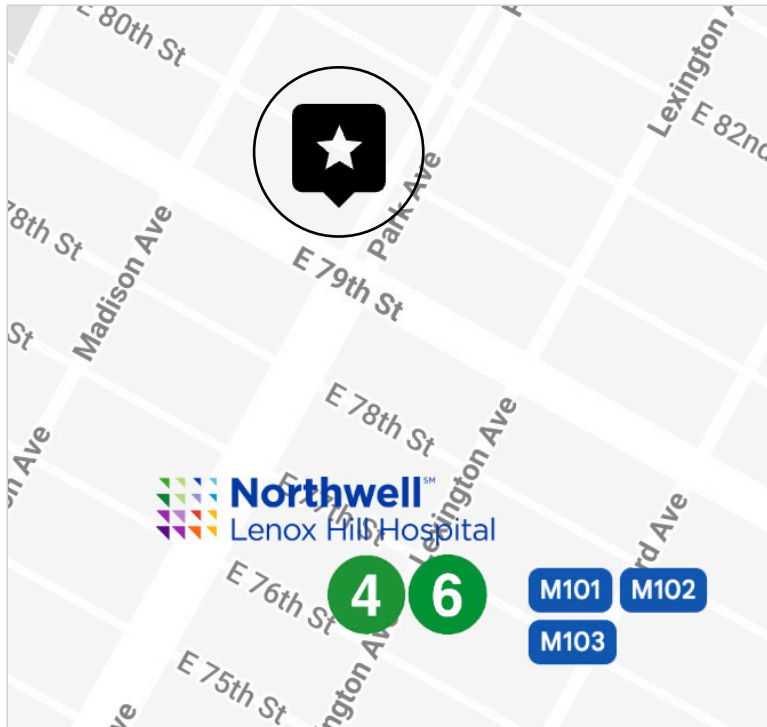




GROUND FLOOR **MEDICAL CONDO** FOR SALE

PRICE	\$2,700,000
APPROX SIZE	1,500 SQ FT
COMMON CHARGES	\$3,237 PER MONTH
REAL ESTATE TAX	\$26,894 PER YEAR
FINANCING	90% MAXIMUM



900 PARK AVENUE, SUITE NR2
CORNER OF PARK AVE AND EAST 79TH STREET

LAYOUT

- WAITING AREA
- RECEPTION
- OPERATING ROOM
- PREP/NURSES' STATION
- RECOVERY ROOM/EXAM ROOM
- PRE-OP/EXAM ROOM
- LAB/STERILIZATION ROOM
- OFFICE/CONSULT WITH PRIVATE BATHROOM
- ADMIN OFFICE
- TWO-STATION ADMIN/FILE ROOM
- GAS CLOSET
- RESTROOM

ADDITIONAL FEATURES

- PRIVATE STREET ENTRANCE EAST 79TH STREET
- MULTI-ZONE CENTRAL AIR CONDITIONING
- OPERATING SUITE BUILT TO QUAD-A STANDARD AT TIME OF CONSTRUCTION
- ADAPTABLE TO ANY MEDICAL SPECIALTY





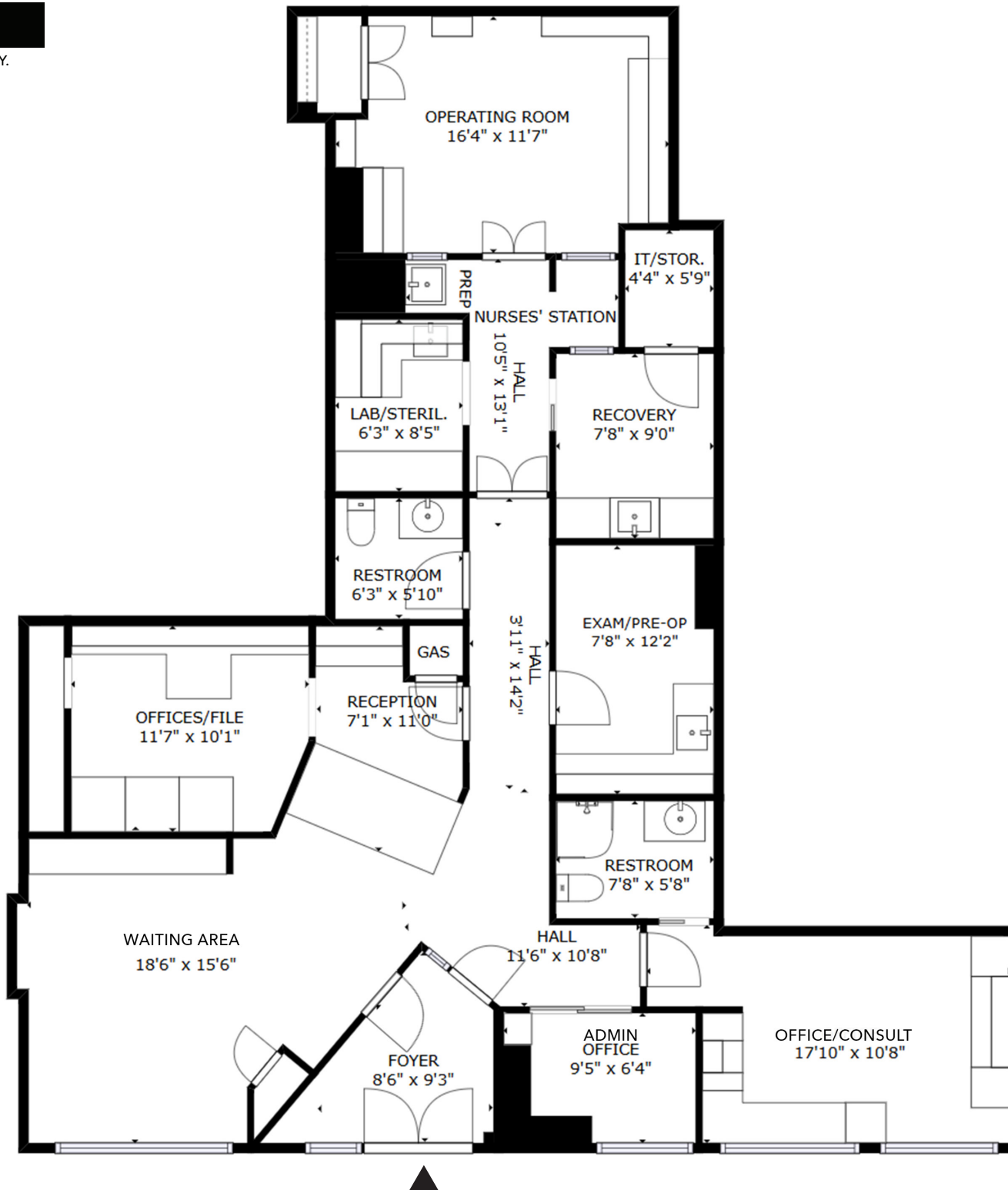


VIRTUAL RENDERING

VIRTUAL RENDERING

FLOOR PLAN • CURRENT

FOR ILLUSTRATIVE PURPOSES ONLY.
SIZE AND DIMENSIONS MAY VARY.



3D FLOOR PLAN • CURRENT

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



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.