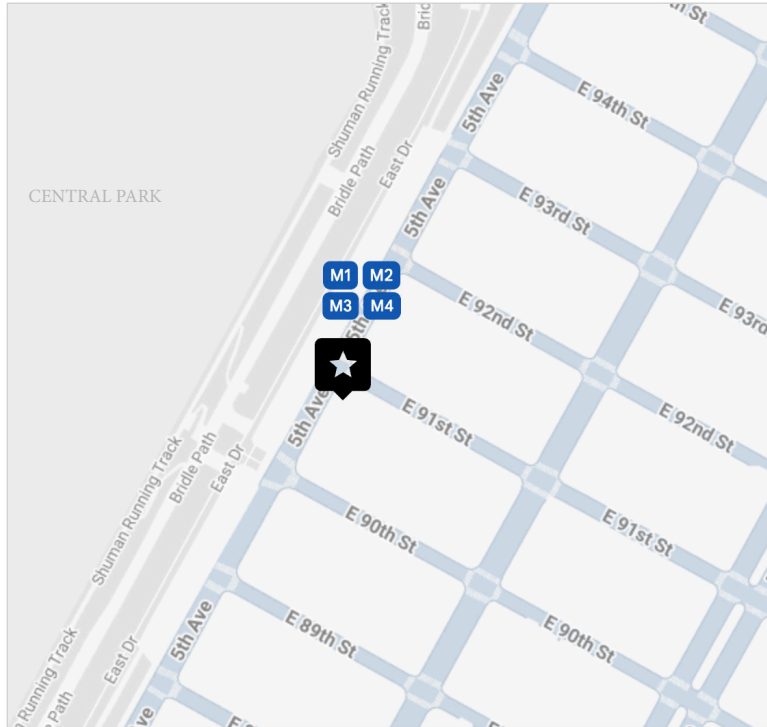




GROUND FLOOR **MEDICAL CO-OP** FOR SALE

PRICE	\$1,875,000
APPROX SIZE	2,000 SQ FT
MAINTENANCE	\$4,681 PER MONTH
FLIP TAX	2% PAID BY BUYER
FINANCING	50% MAXIMUM



21 EAST 90TH STREET, SUITE 1A
BETWEEN FIFTH AVENUE AND MADISON AVENUE

LAYOUT

- WAITING ROOM
- RECEPTION
- SIX EXAM ROOMS
- THREE CONSULTS
- ADMINISTRATIVE OFFICE
- WASH STATION
- TWO RESTROOMS
- KITCHENETTE

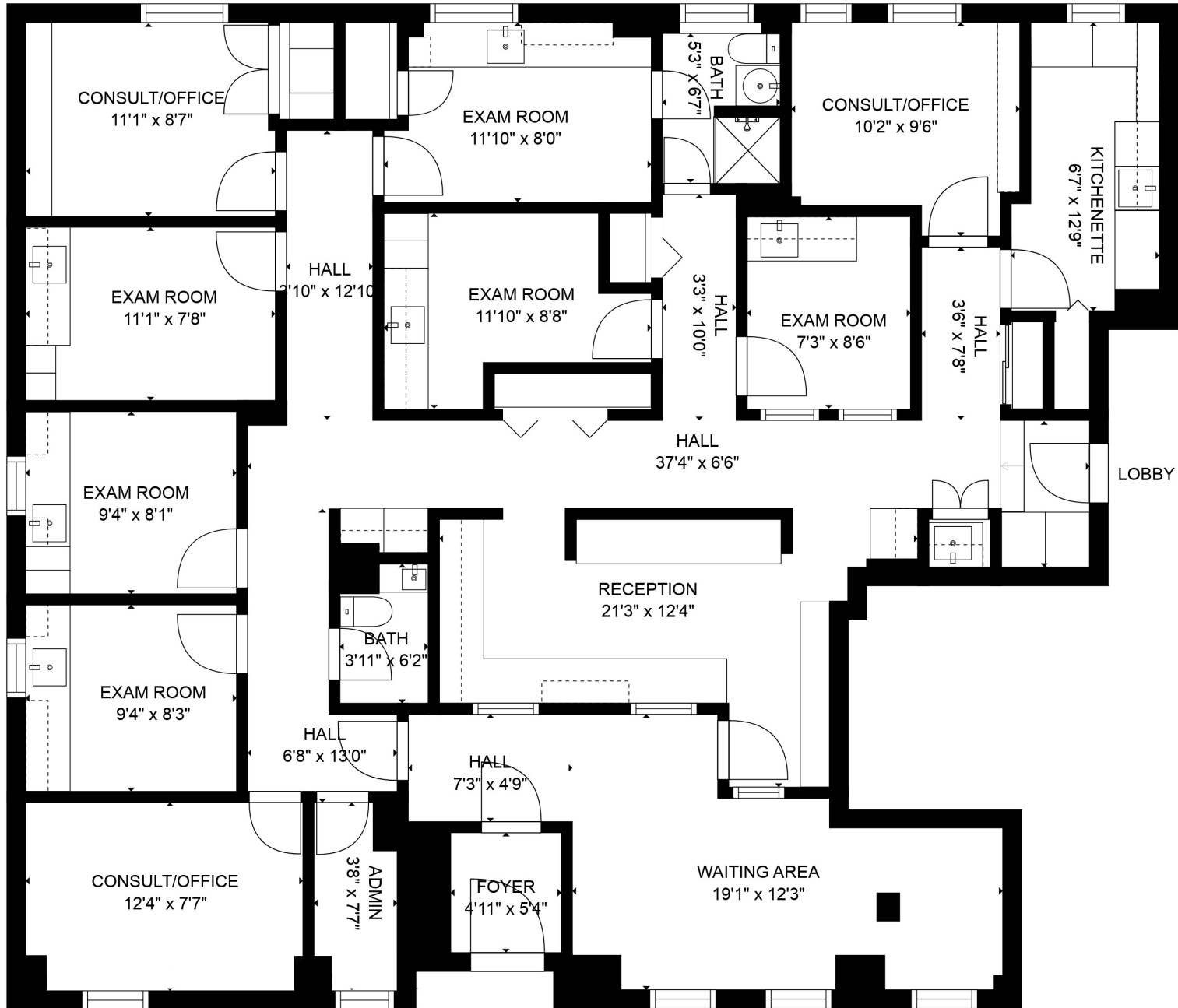
ADDITIONAL FEATURES

- PRIVATE STREET ENTRANCE ON 90TH
- LOBBY ENTRANCE
- 13 WINDOWS, 5 FACING EAST 90TH STREET
- CENTRAL AIR CONDITIONING
- ADAPTABLE TO ANY MEDICAL SPECIALTY



FLOOR PLAN • CURRENT

FOR ILLUSTRATIVE PURPOSES ONLY.
SIZE AND DIMENSIONS MAY VARY.



STREET ENTRANCE - E 90TH

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