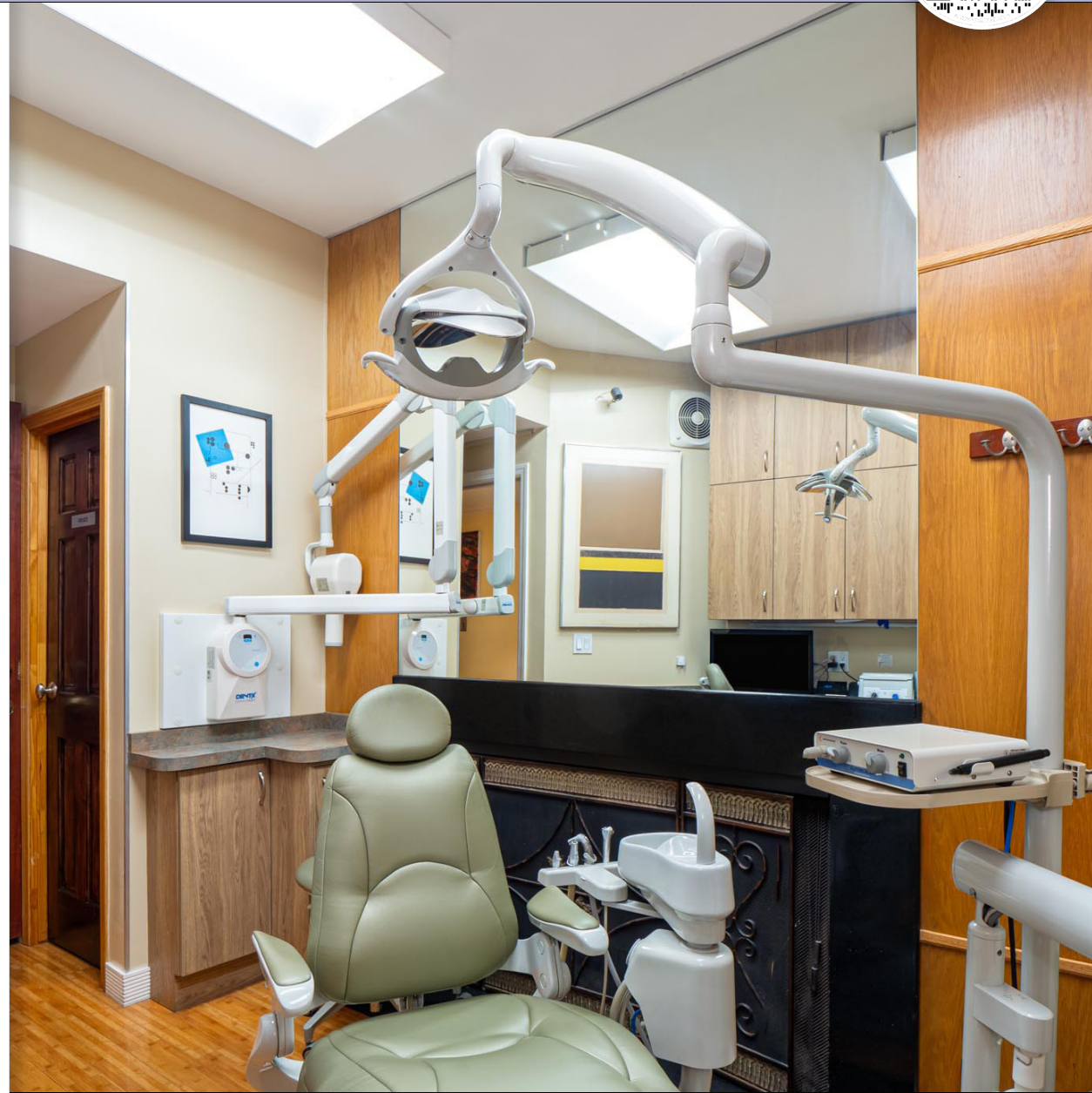
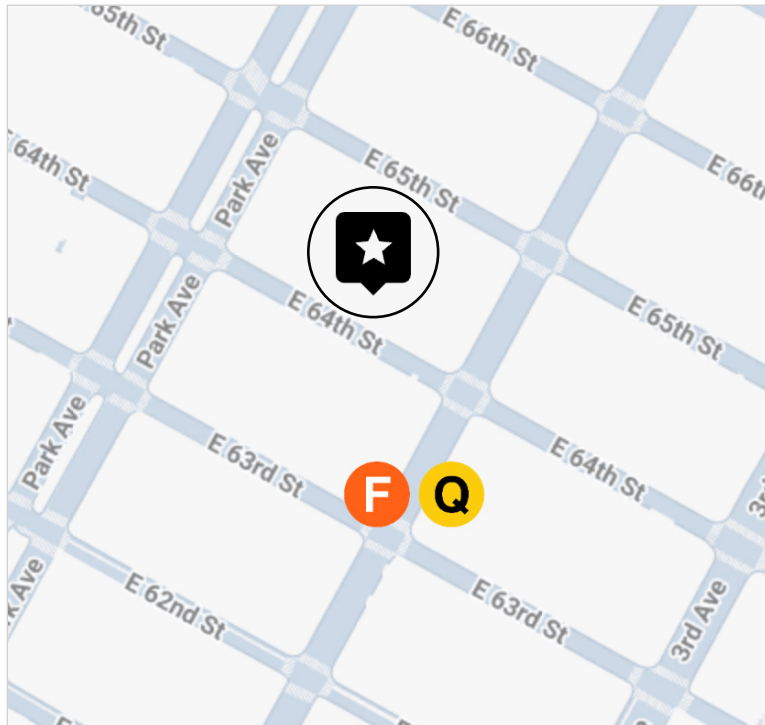


GROUND FLOOR
MEDICAL CO-OP
FOR SALE

PRICE	CONTACT FOR PRICE
APPROX SIZE	1,136 SQ FT
MAINTENANCE	\$6,600 PER MONTH
FLIP TAX	1% 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

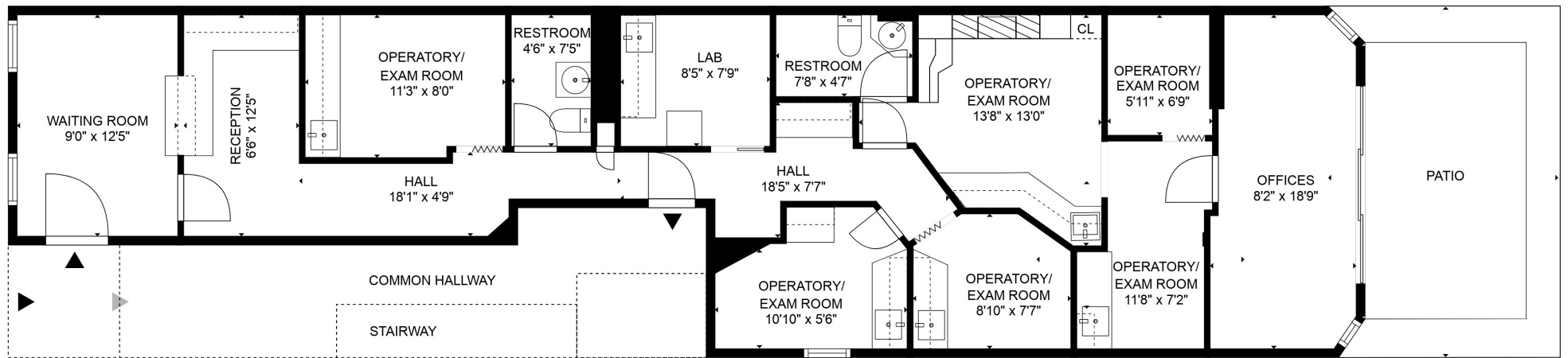
POSSIBLE RESIDENTIAL CONVERSION PENDING DOB & BOARD APPROVALS
EXISTING KITCHEN GAS AND WATER HOOKUPS





FLOOR PLAN • CURRENT

FOR ILLUSTRATIVE PURPOSES ONLY.
SIZE AND DIMENSIONS MAY VARY.



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



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