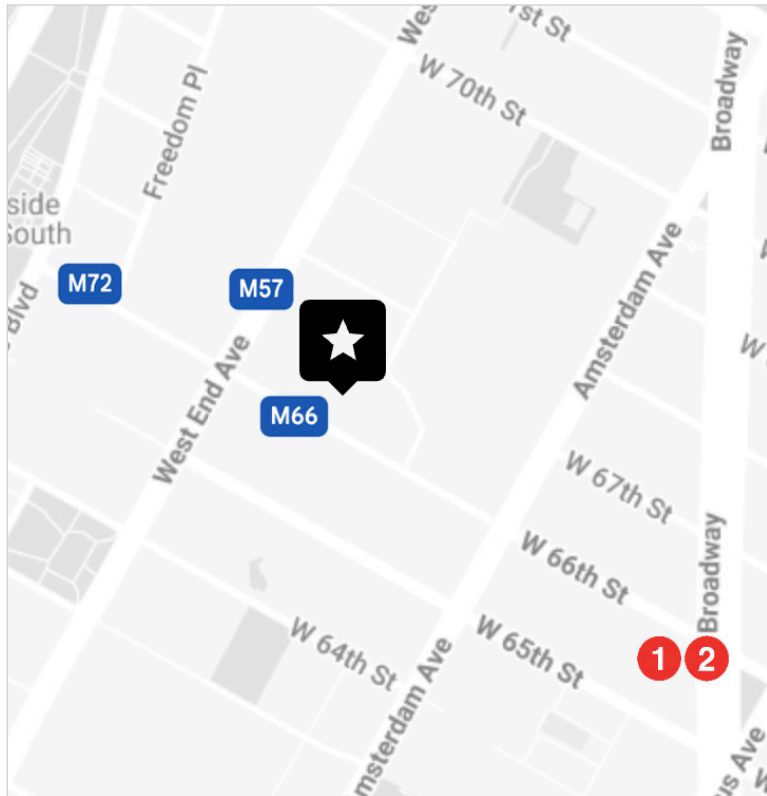




GROUND FLOOR **MEDICAL CONDO** FOR SALE

PRICE	\$799,000
APPROX SIZE	1,224 SQ FT
COMMON CHARGES	\$1,207.04 PER MONTH
REAL ESTATE TAXES	\$19,298.92 PER YEAR
FINANCING	90% MAXIMUM



140 WEST END AVENUE, SUITE 1H
CORNER OF WEST END AVENUE AND WEST 66TH STREET

LAYOUT

- WAITING AREA
- RECEPTION AREA
- SIX LARGE ROOMS
IDEAL FOR OFFICES/CONSULTS, EXAM ROOMS, PROCEDURE ROOMS, AND MORE
- FOUR STORAGE ROOMS/CLOSETS
- IT CLOSET
- TWO RESTROOMS

ADDITIONAL FEATURES

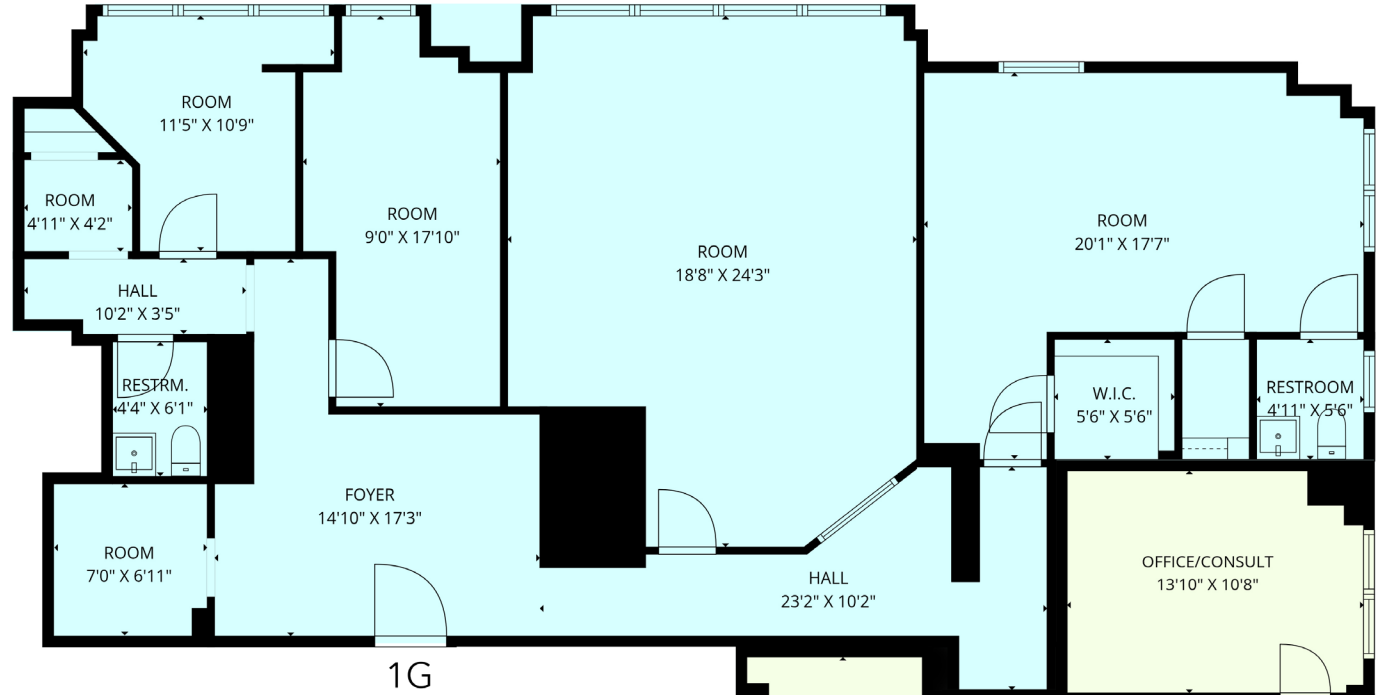
- WIRED FOR SPEAKERS
- POTENTIAL FOR RESIDENTIAL CONVERSION
PENDING PROPER APPROVALS
- EASILY ACCESSIBLE TO PUBLIC TRANSPORTATION
- ADAPTABLE TO ANY MEDICAL SPECIALTY



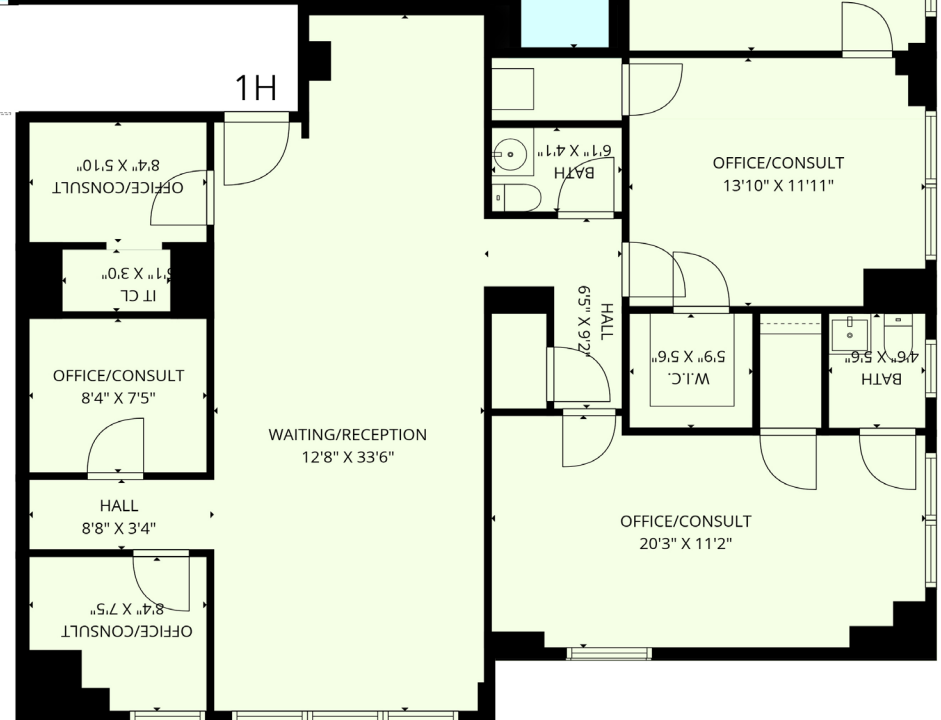
FLOOR PLAN • CURRENT

FOR ILLUSTRATIVE PURPOSES ONLY.
SIZE AND DIMENSIONS MAY VARY.

SUITE 1G



SUITE 1H



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
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.