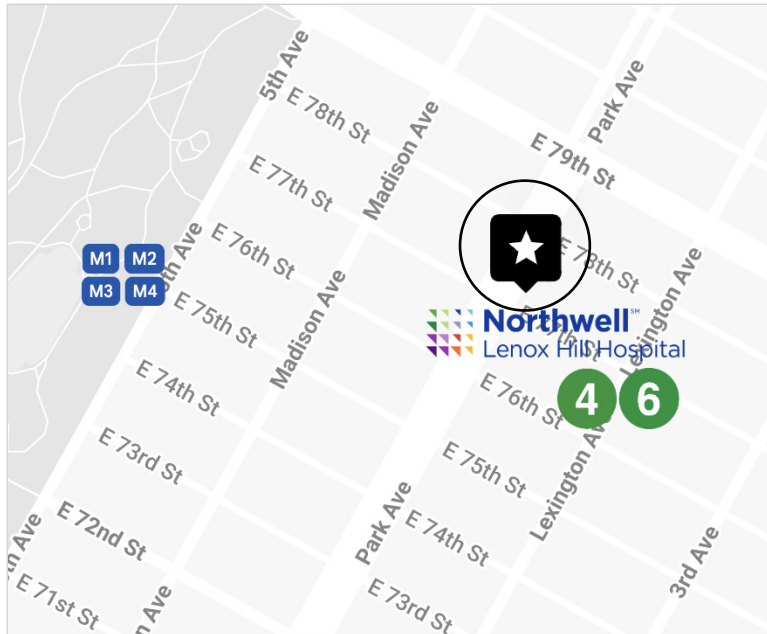




GROUND FLOOR
MEDICAL CO-OP
 FOR SALE

	1B1C	MR3	MR10
PRICE	\$3,995,000	\$100,000	\$100,000
APPROX SIZE	4,000 SF	170 SF	180 SF
MAINTENANCE	\$15,557/Mo	\$779/Mo	\$779/Mo
FLIP TAX	2% OF PURCHASE PRICE		
FINANCING	75% MAXIMUM FOR MEDICAL PRACTICES		



875 PARK AVE, SUITE 1C1D
 BETWEEN EAST 77TH AND EAST 78TH STREET

LAYOUT

MEDICAL PORTION

- WAITING ROOM
- RECEPTION
- QUAD-A ACCREDITED OPERATING ROOM
- RECOVERY ROOM
- NURSES' STATION
- LAB
- THREE EXAM ROOMS
- FOUR OFFICES/CONSULTS
- ADMIN OFFICE

RESIDENTIAL PORTION

- PRIMARY BEDROOM W/EN-SUITE
- SECONDARY BEDROOM
- ONE FULL BATHROOM
- ONE HALF BATHROOM (IN EN-SUITE)
- KITCHEN
- LIVING ROOM
- LAUNDRY ROOM

ADDITIONAL FEATURES

- PRIVATE STREET ENTRANCE PARK AVENUE
- SECONDARY INGRESS/EGRESS THROUGH RESIDENTIAL LOBBY
- AIR CONDITIONING
 - THREE ZONE CENTRAL AIR - *MEDICAL PORTION*
 - THRU WALL AC UNITS + WINDOW UNIT - *RESIDENTIAL PORTION*
- HEPA FILTER (OPERATING ROOM)
- WIRED FOR SECURITY SYSTEM
- SPEAKER SYSTEM THROUGHOUT MEDICAL OFFICE
- ADAPTABLE TO ANY MEDICAL SPECIALTY





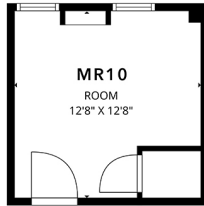
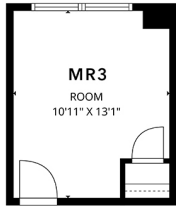
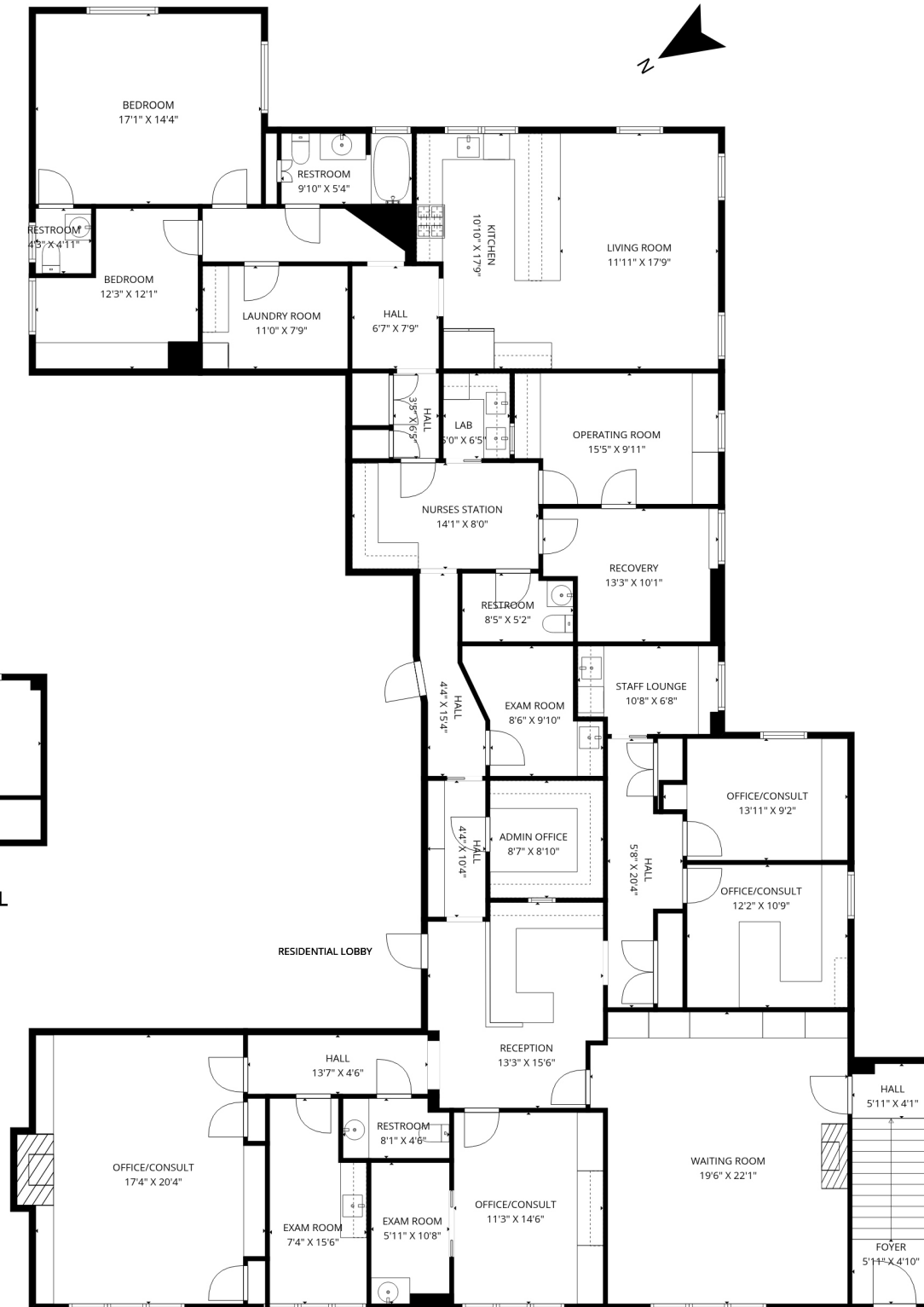






FLOOR PLAN • CURRENT

FOR ILLUSTRATIVE PURPOSES ONLY.
SIZE AND DIMENSIONS MAY VARY.



MAID'S ROOMS
LOCATED ON LOWER LEVEL

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