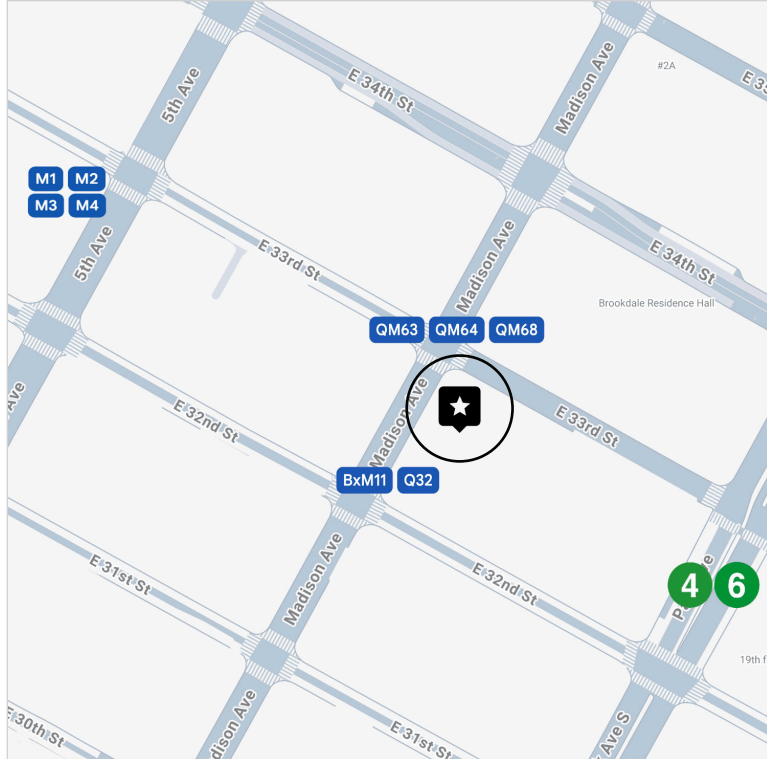




11TH FLOOR MEDICAL CONDO FOR SALE

PRICE	\$2,475,000
APPROX SIZE	2,400 SQ FT
COMMON CHARGES	\$4,442.80 PER MONTH
REAL ESTATE TAX	\$57,000 PER YEAR
FINANCING	80% MAXIMUM



161 MADISON AVENUE, 11W
BETWEEN EAST 32ND STREET AND EAST 33RD STREET

LAYOUT

- WAITING AND RECEPTION AREA
- FIVE EXAM ROOMS
- FOUR OFFICES/CONSULTS
- OPERATING ROOM
- PRE-OP ROOM
- RESTROOM
- FIVE CLOSETS/STORAGE

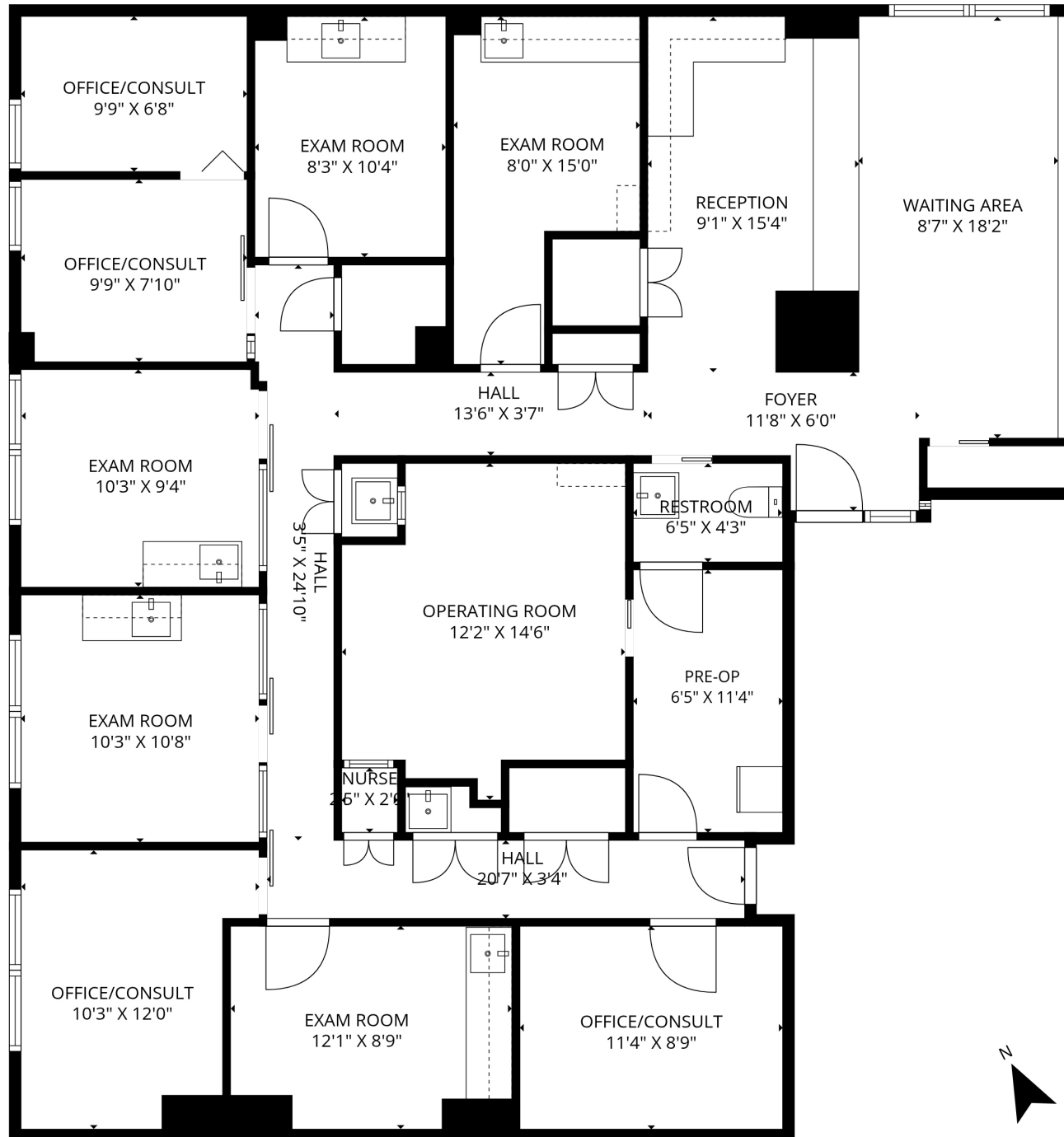
ADDITIONAL FEATURES

- PRISTINE AND MODERN INSTALLATION
- FIVE WINDOWS
- CENTRAL AIR CONDITIONING
- ADAPTABLE TO ANY MEDICAL SPECIALTY
- ACCESSIBLE VIA THE 4 AND 6 TRAIN LINES AND MANHATTAN, BRONX, QUEENS, AND STATEN ISLAND BUS ROUTES



FLOOR PLAN • CURRENT

FOR ILLUSTRATIVE PURPOSES ONLY.
SIZE AND DIMENSIONS MAY VARY.



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