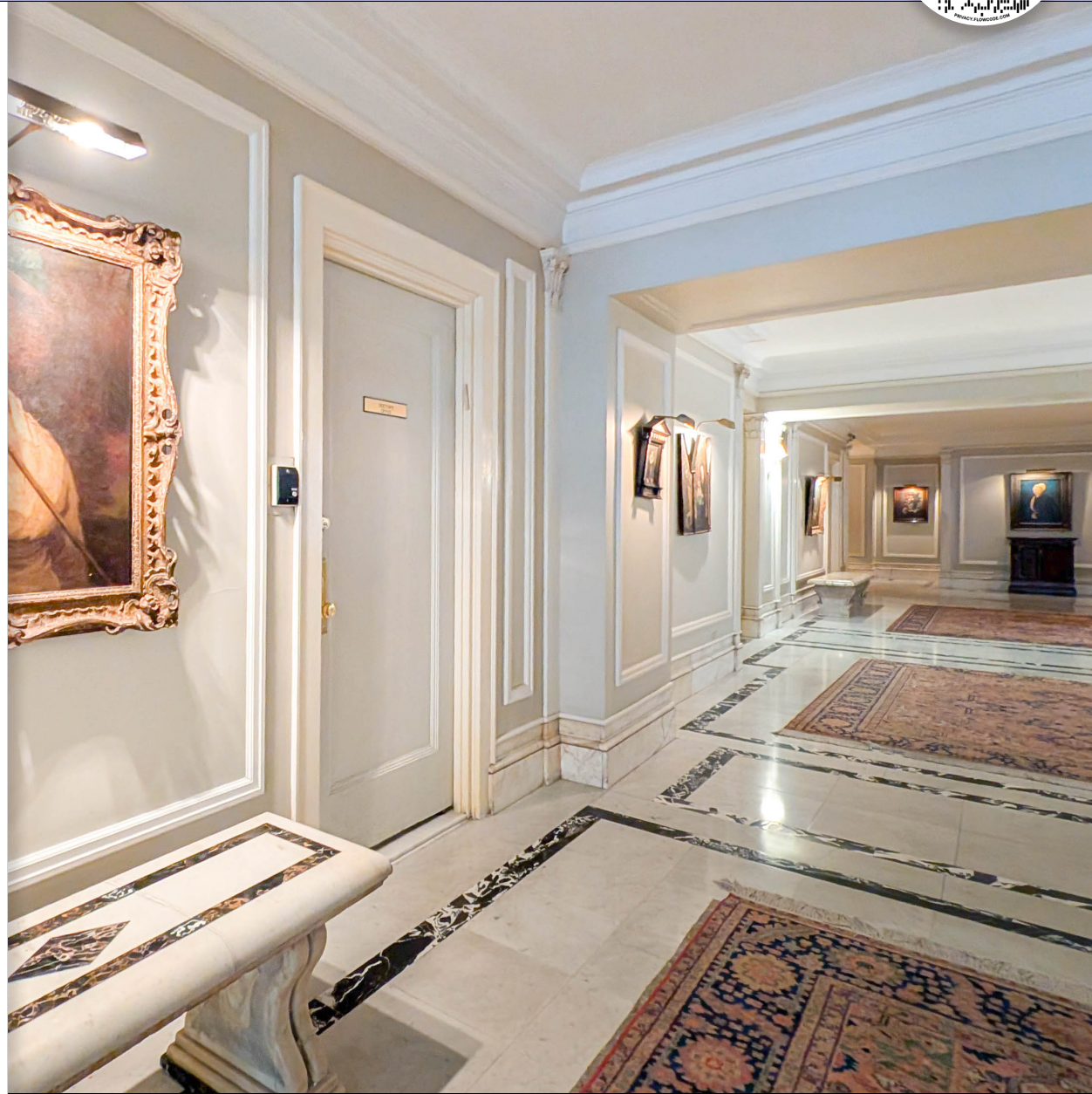
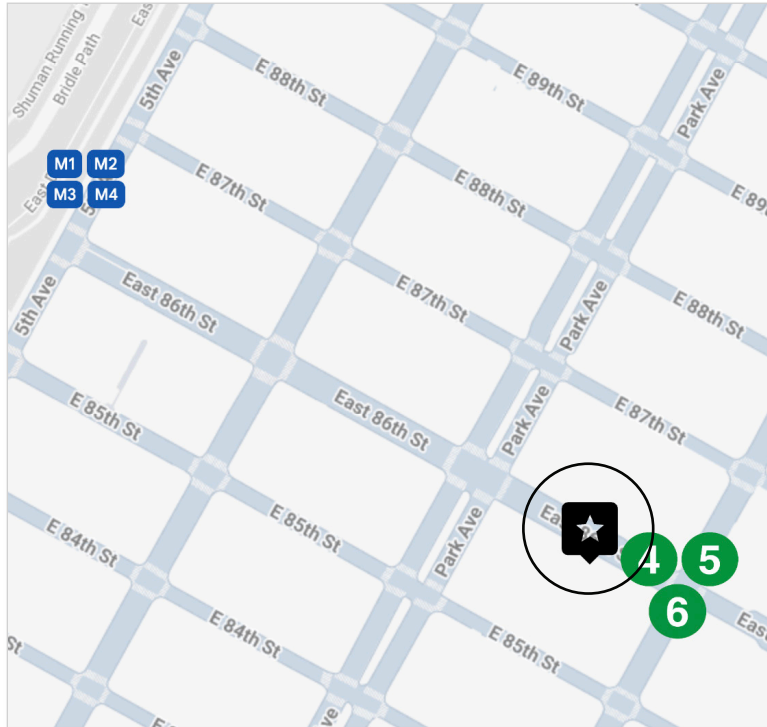




GROUND FLOOR  
**MEDICAL CO-OP**  
FOR SALE

**PRICE** \$1,700,000  
**APPROX SIZE** 2,000 SQ FT  
**MAINTENANCE** \$7,814 PER MONTH  
**FLIP TAX** 2% PAID BY SELLER  
**FINANCING** 50% MAXIMUM



**815 PARK AVENUE, SUITE 1AD**  
BETWEEN EAST 74TH AND EAST 75TH STREET

## LAYOUT

- WAITING AREA
- IN AND OUT RECEPTIONS
- QUAD-A ACCREDITED OPERATING ROOM
- PROCEDURE PREP ROOM/LAB
- THREE EXAM ROOMS
- THREE OFFICES/CONSULTS
- TWO RESTROOMS
- SEVEN CLOSETS

## ADDITIONAL FEATURES

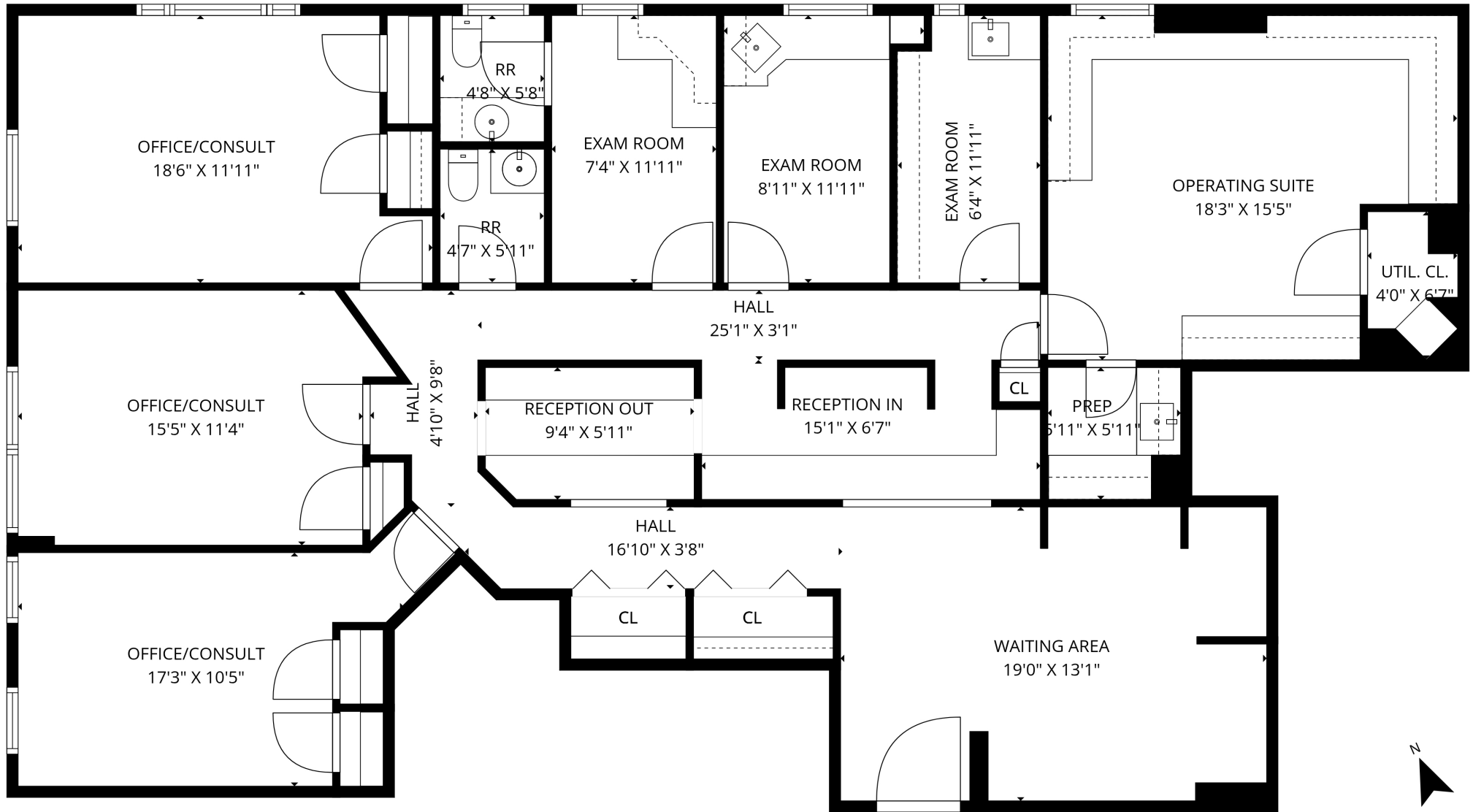
- QUAD-A CERTIFIED OPERATING SUITE
- TWO BLOCKS FROM LENOX HILL HOSPITAL
- GROUND FLOOR CORNER OFFICE
- 8' X 10' STORAGE CAGE IN BASEMENT
- CENTRAL AIR CONDITIONING
- ADAPTABLE TO ANY MEDICAL SPECIALTY





# FLOOR PLAN • CURRENT

FOR ILLUSTRATIVE PURPOSES ONLY.  
SIZE AND DIMENSIONS MAY VARY.





# FLOOR PLAN • 3D RENDERING

FOR ILLUSTRATIVE PURPOSES ONLY.  
SIZE AND DIMENSIONS MAY VARY.



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