



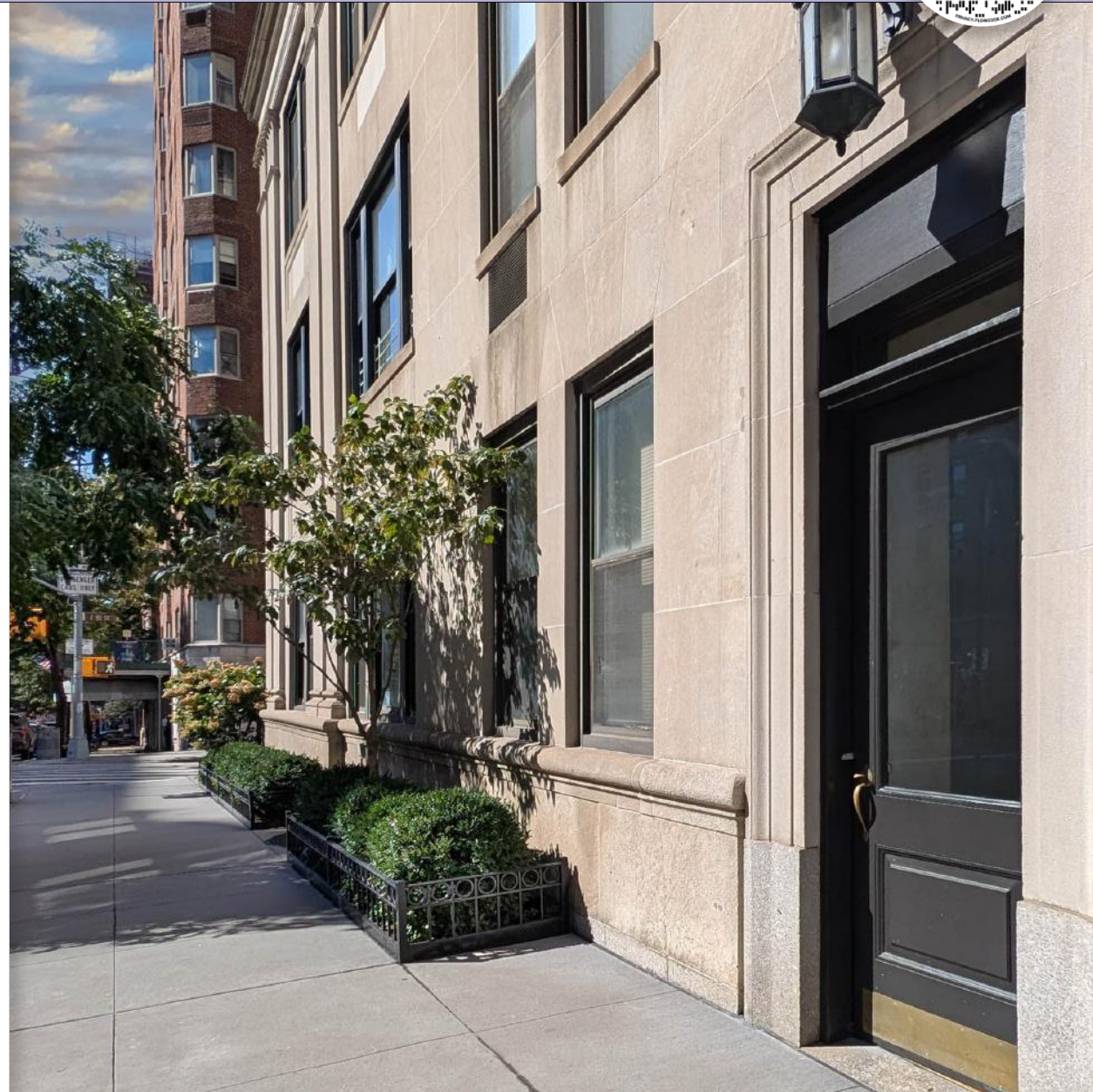
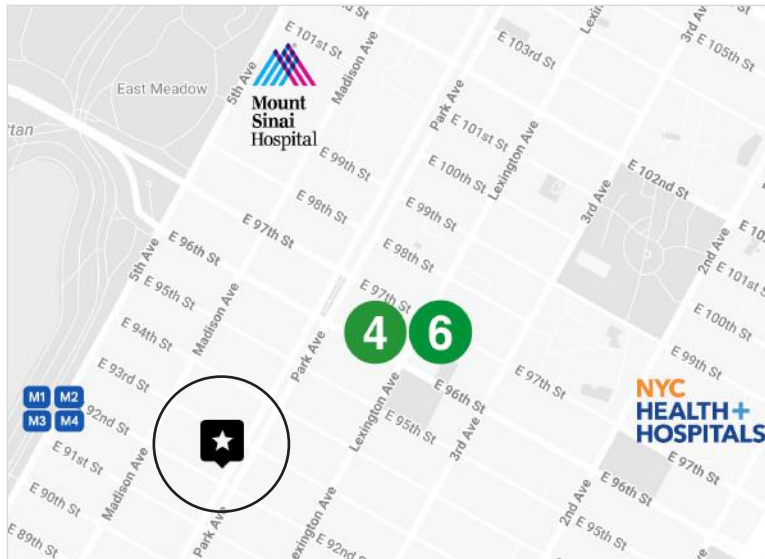
GROUND FLOOR **MEDICAL CO-OP** FOR SALE

PRICE	\$1,295,000
APPROX SIZE	1,850 SQ FT
MAINTENANCE	\$7,500 PER MONTH
FLIP TAX	2% PAID BY BUYER
FINANCING	50% MAXIMUM

RESIDENTIAL CONVERSION POTENTIAL

C/O allows for medical and residential use.

Conversion to a residential layout and use may be possible with proper board approval.



1160 PARK AVENUE, SUITE 1A1C
BETWEEN EAST 92ND AND EAST 93RD STREETS

LAYOUT

- WAITING ROOM
- RECEPTION
- TWO OFFICES/CONSULTS
- SIX EXAM ROOMS
- FIVE RESTROOMS

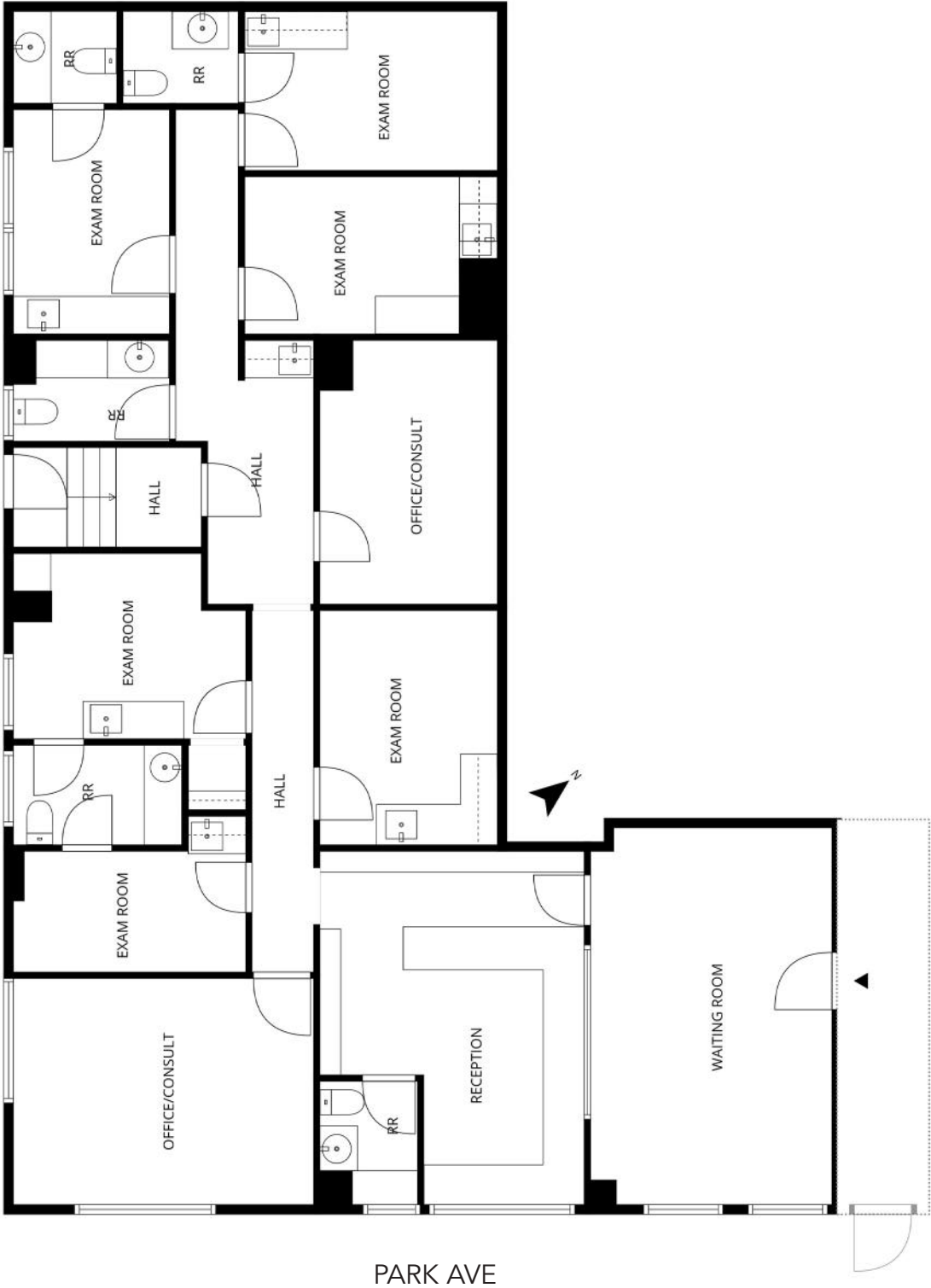
ADDITIONAL FEATURES

- SHARED STREET ENTRANCE SEPARATE FROM THE MAIN LOBBY
- SECONDARY PRIVATE ENTRANCE ON EAST 92ND STREET
- ADAPTABLE TO ANY MEDICAL SPECIALTY



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



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.