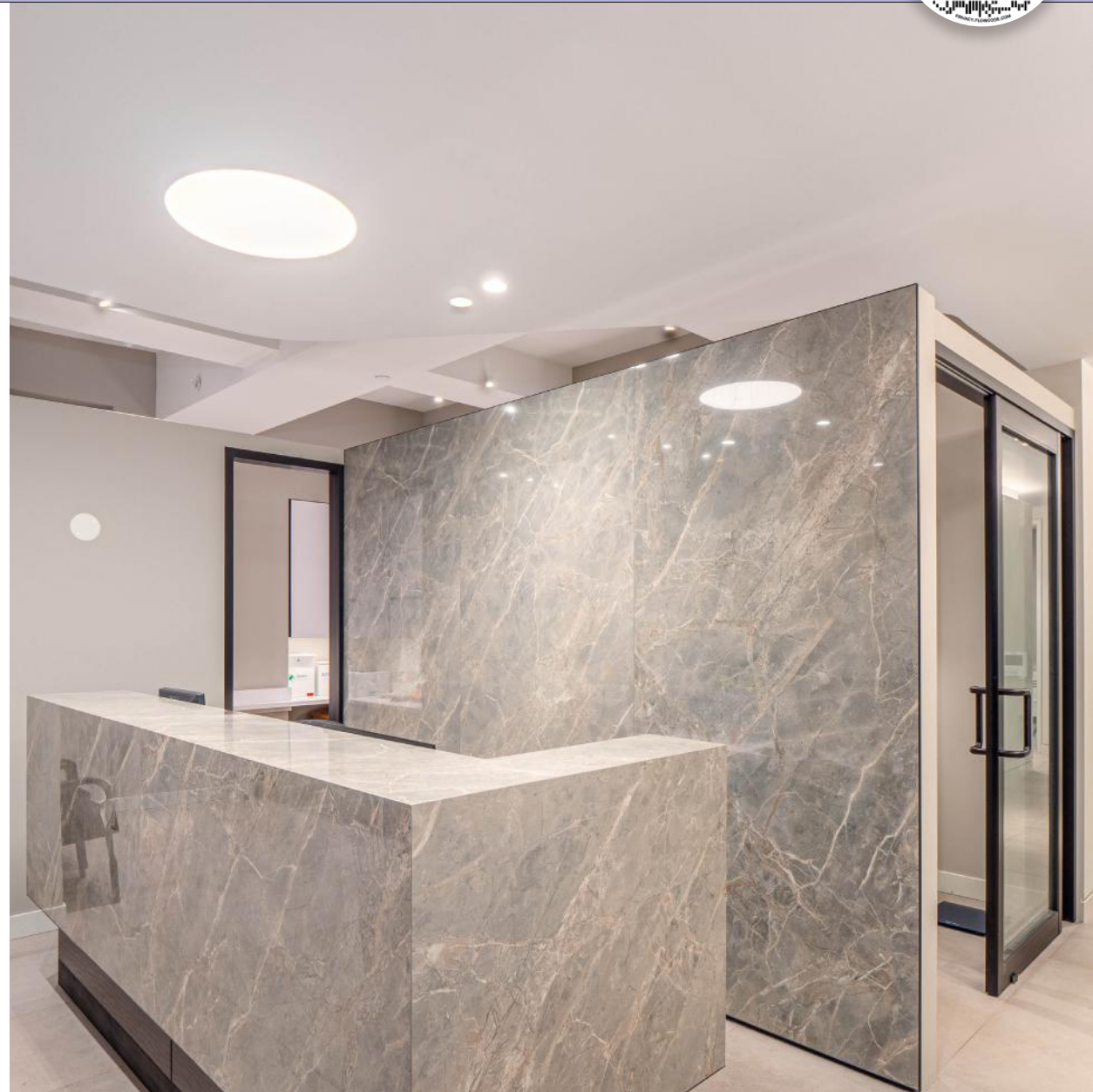
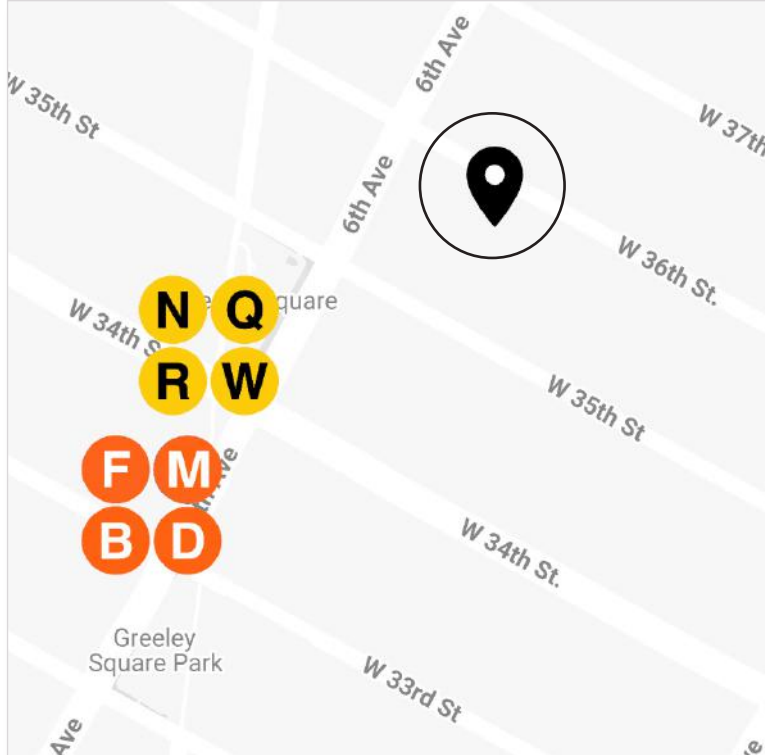




FULLY RENOVATED
MEDICAL CONDO
FOR SALE

PRICE	\$2,495,000
APPROX SIZE	1,932 SQ FT
MAINTENANCE	\$2,087 PER MONTH
RE TAXES	\$23,441 PER YEAR
FINANCING	90% MAXIMUM



70 WEST 36TH STREET, SUITE 5C
BETWEEN FIFTH AND SIXTH AVENUE

LAYOUT

- WAITING AND RECEPTION
- TWO EXAM ROOMS
- TWO CONSULTS
- ADMIN OFFICE/INTAKE
- AAAA-CERTIFIED PROCEDURE ROOM
(RECERTIFICATION MAY BE REQUIRED UNDER NEW OWNERSHIP)
- TWO-BAY RECOVERY ROOM
- LAB
- PATIENT RESTROOM
- STAFF KITCHEN, PANTRY AND RESTROOM

ADDITIONAL FEATURES

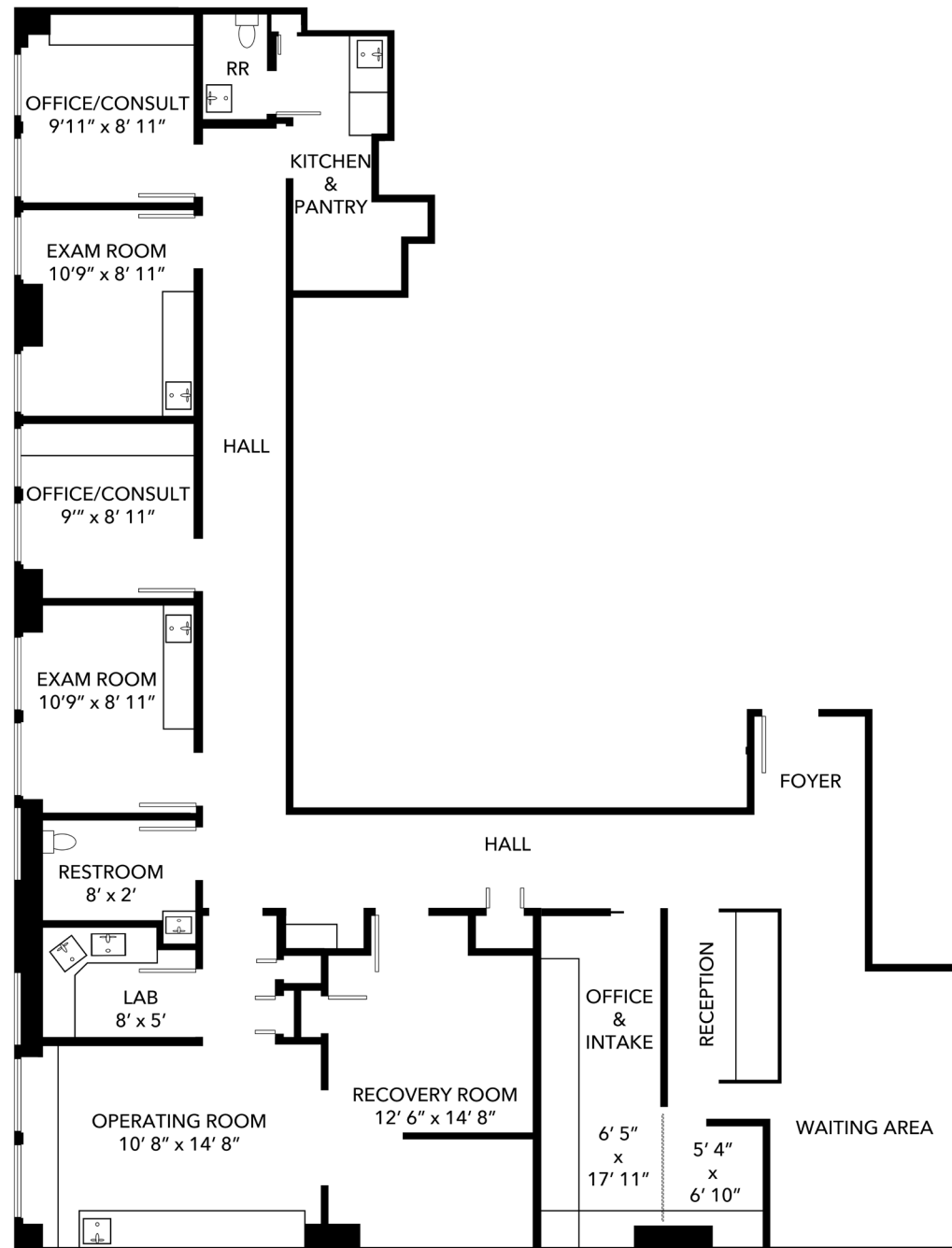
- HIGH-END SURGICAL/GASTROENTEROLOGIST BUILD-OUT
- DUAL-ZONE CENTRAL AIR-CONDITIONING
- 9-TO-11 FOOT CEILINGS
- ADAPTABLE TO ANY MEDICAL SPECIALTY





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



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