

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

PRICE	\$1,665,000
APPROX SIZE	1,949 SQ FT
APPROX MAINT	\$8,681 PER MONTH
FLIP TAX	2% OF TOTAL PURCHASE PRICE
FINANCING	50% MAXIMUM



**1126 PARK AVE, SUITE 1A**  
CARNEGIE HILL, MANHATTAN, NY 10123



## LOCATION

- CORNER OF PARK AVE AND EAST 90TH STREET
- GROUND FLOOR MEDICAL CO-OP

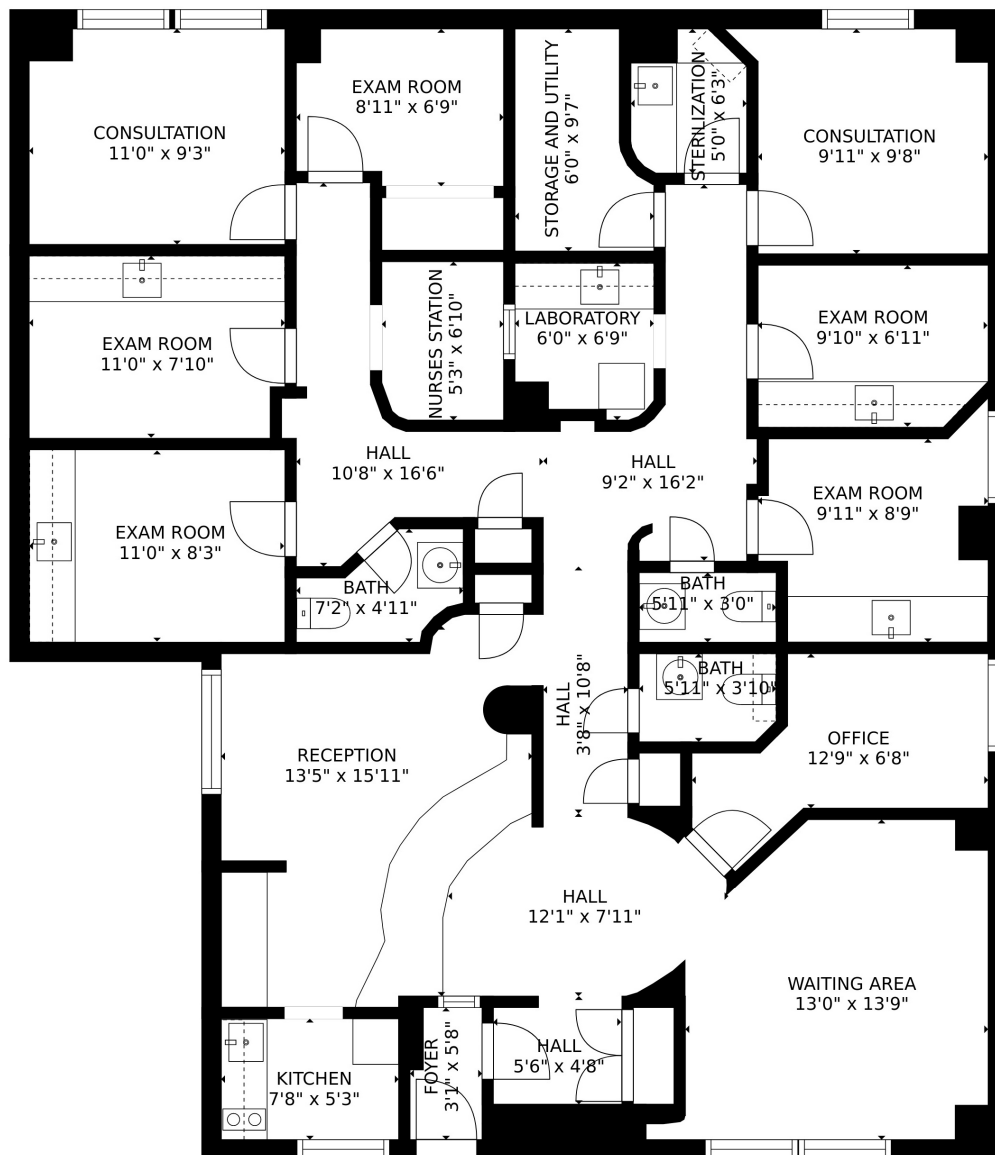
## LAYOUT

- WAITING ROOM
- RECEPTION AREA
- 5 EXAM ROOMS
- 2 CONSULTS
- ADMINISTRATIVE OFFICE
- NURSES' STATION
- LABORATORY
- STERILIZATION ROOM
- UTILITY ROOM
- 3 RESTROOMS
- KITCHENETTE

## ADDITIONAL FEATURES

- PRIVATE STREET ENTRANCE ON PARK AVE
- ADAPTABLE TO ANY MEDICAL SPECIALTY





FLOOR PLAN FOR ILLUSTRATIVE PURPOSES ONLY



### Paul L Wexler

LICENSED ASSOCIATE  
REAL ESTATE BROKER

P: 212.836.1075  
E: PLW@corcoran.com

### Josef Yadgarov

LICENSED ASSOCIATE  
REAL ESTATE BROKER

P: 212.836.1097  
E: josef.yadgarov@corcoran.com

### Alisia Ramlochan

LICENSED ASSOCIATE  
REAL ESTATE BROKER

P: 212.893.1450  
E: alisia.ramlochan@corcoran.com

### Elliot Dennis

LICENSED REAL ESTATE  
SALESPERSON

P: 212.893.1746  
E: elliot.dennis@corcoran.com

### Cosmin Bitu

LICENSED ASSOCIATE  
REAL ESTATE BROKER

P: 917.602.5754  
E: cosmin.bitu@corcoran.com

### Kurt Herold

LICENSED ASSOCIATE  
REAL ESTATE BROKER

P: 212.323.3817  
E: kherold@corcoran.com

### Kathleen Caracappa

LICENSED REAL ESTATE  
SALESPERSON

P: 212.893.1441  
E: kathleen.caracappa@corcoran.com



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