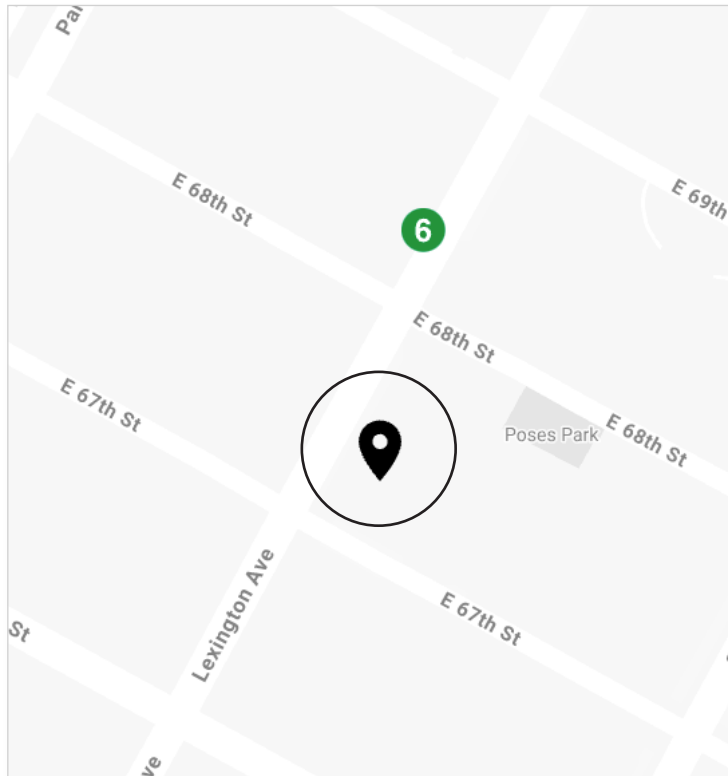


GROUND FLOOR
MEDICAL CO-OP
FOR SALE

PRICE	\$1,250,000
APPROX SIZE	1,765 SQ FT
MAINTENANCE	\$6,100 PER MONTH
FLIP TAX	3% PAID BY BUYER
FINANCING	50% MAXIMUM



901-903 LEXINGTON AVE, GF
BETWEEN EAST 67 AND EAST 68TH STREETS

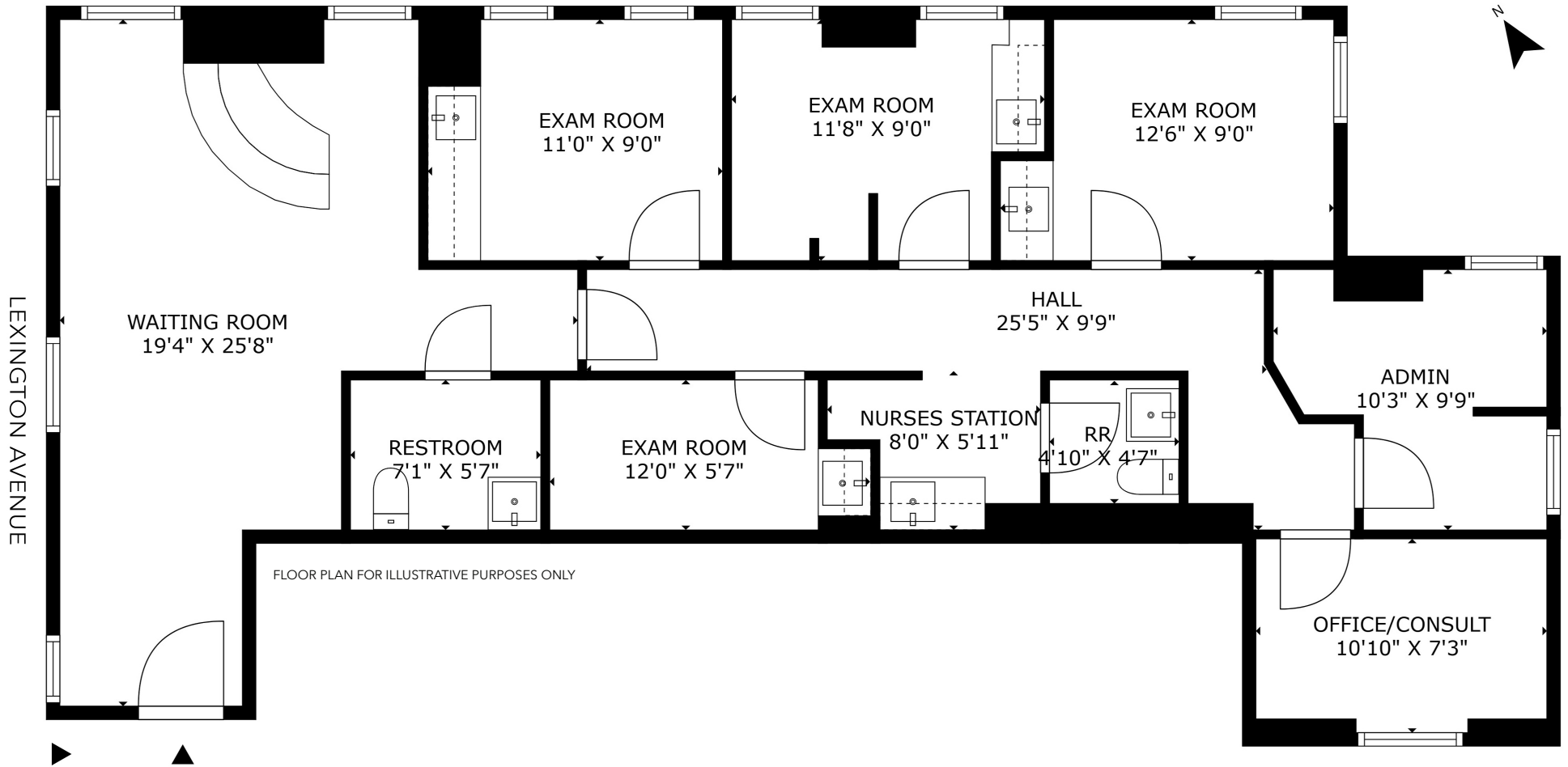
LAYOUT

- WAITING ROOM
- RECEPTION
- FOUR (4) EXAM ROOMS
- OFFICE/CONSULT
- NURSES STATION
- ADMIN OFFICE
- TWO RESTROOMS

ADDITIONAL FEATURES

- STREET ENTRANCE ON LEXINGTON AVENUE
- TILE FLOORING
- RECESSED AND OVERHEAD LIGHTING
- CENTRAL AIR CONDITIONING
- ADAPTABLE TO ANY MEDICAL SPECIALTY





ADJACENT UNIT AVAILABLE (YELLOW)

