



# 905 Fifth Ave

UNIT 1 A/D

Offering Memorandum

**PRIME UPPER EAST SIDE  
MEDICAL OFFICE CO-OP  
FOR SALE**

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## EXECUTIVE SUMMARY

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Offered at \$2,200,000, this rare ground-floor medical office at 905 Fifth Avenue provides a prestigious address directly across from Central Park in one of the most desirable locations on Manhattan's Upper East Side: Fifth Avenue and 72<sup>nd</sup> St.

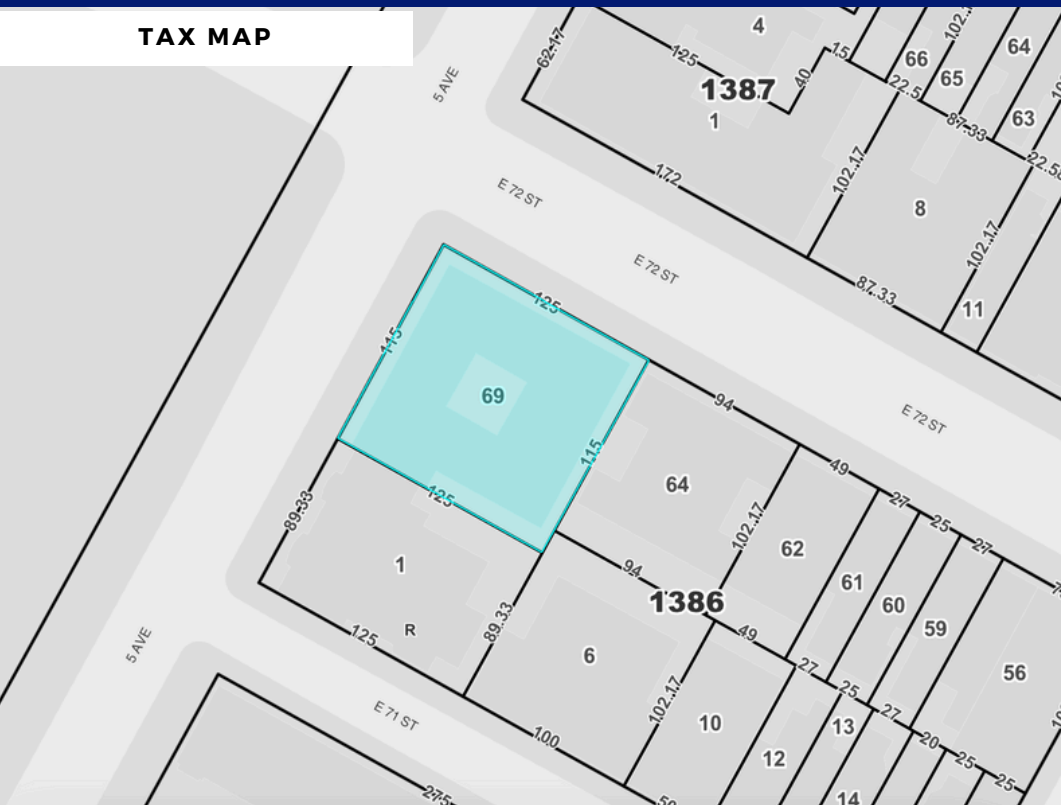
Unit 1AD is a corner Maisonette and features private street-level access on Fifth Ave (and an additional entrance through the stunning lobby) and is ideally configured for medical use with four exam rooms, two private offices, a reception/waiting area, a kitchen, a changing room, and two restrooms. The space is well renovated with central air conditioning, is move-in ready and offers flexibility to suit a variety of medical specialties.

Located in a full-service, white-glove cooperative with a 24-hour doorman, elevator, and resident manager, the property combines professional functionality with residential luxury. It also benefits from close proximity to world-class medical institutions including Lenox Hill Hospital, Mount Sinai, and NewYork-Presbyterian/Weill Cornell.

With a premier Fifth Avenue location, this co-op unit is an exceptional opportunity for private practitioners, group practices, or specialists seeking an Upper East Side flagship location.



## TAX MAP



905  
Fifth Ave  
UNIT 1 A/D

**ASKING: \$2,200,000**

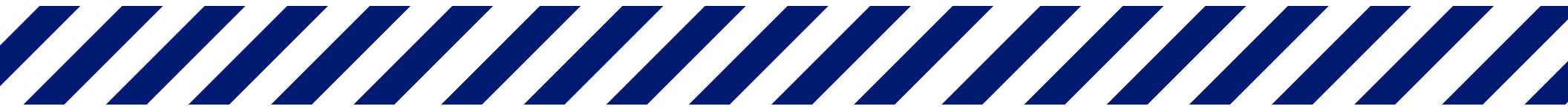
### PROPERTY INFORMATION

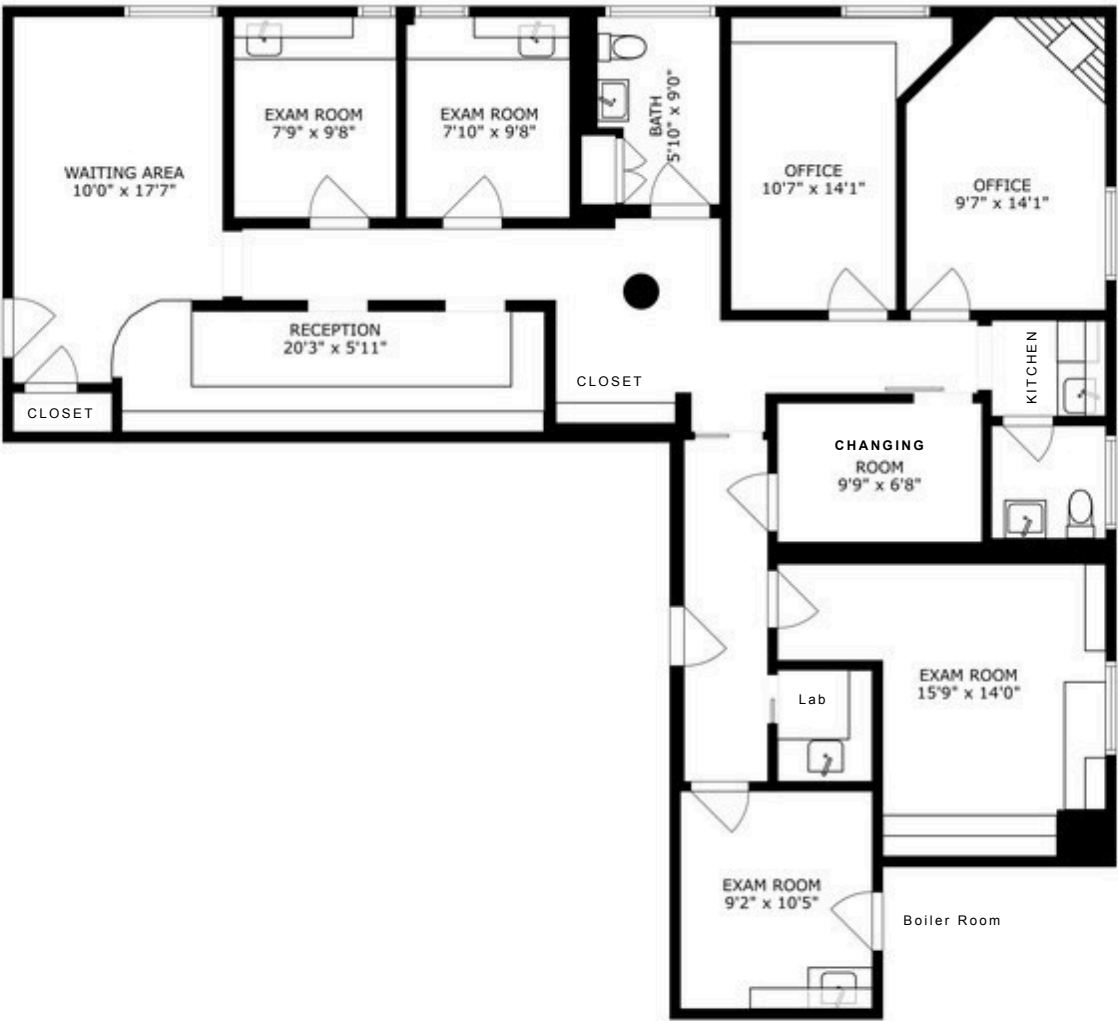
ADDRESS:	905 Fifth Ave #1A/D, New York, NY 10021
NEIGHBORHOOD:	Upper East Side
TYPE:	Medical Office Co-op
BLOCK/LOT:	1386-69
MAINTENANCE:	\$12,471.37
FLIP TAX:	Co-op 3% Flip Tax Paid by Purchaser
FINANCING PERMITTED:	33%

### NEARBY TRANSPORTATION



Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.





SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.