

The image shows the exterior of a grand, classical-style building. The facade is made of light-colored stone with large, rectangular blocks. A prominent doorway with a wooden door is visible on the left. To the right of the door are several windows with dark frames. The building is situated on a city street with a sidewalk and a street lamp visible in the background.

GROUND FLOOR **MEDICAL CO-OP**

PRICE	\$1,175,000
APPROX SIZE	1,500 SQ FT
MAINTENANCE	\$5,296 PER MONTH
FLIP TAX	3.5% PAID BY BUYER
FINANCING	50% MAXIMUM

145 CENTRAL PARK WEST, 1B

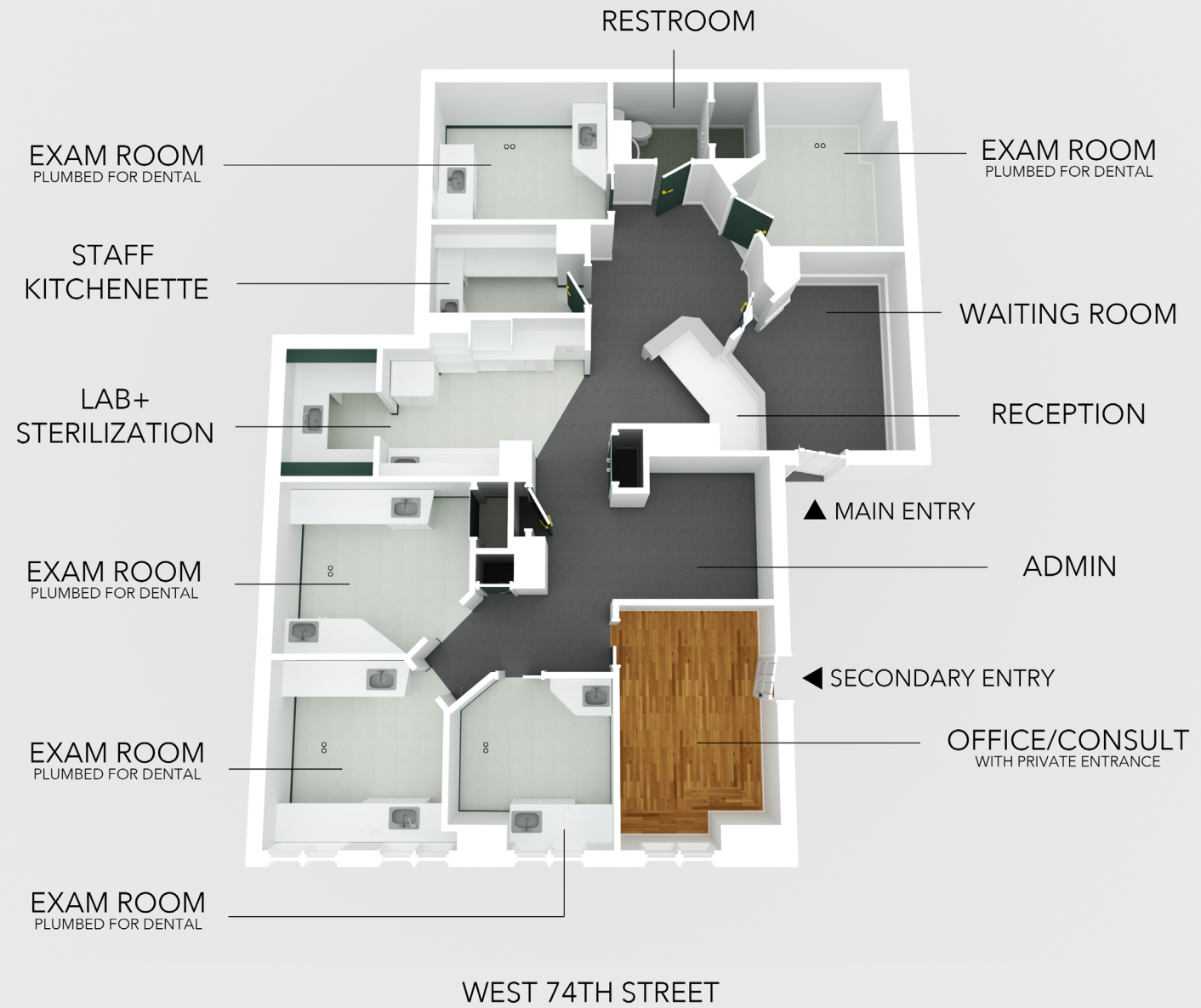
CORNER OF WEST 74TH STREET AND CENTRAL PARK WEST

LAYOUT

- WAITING ROOM
- RECEPTION
- FIVE EXAM ROOMS
PLUMBED FOR DENTAL
- OFFICE/CONSULT
- STERILIZATION AREA
- LAB
- STAFF KITCHENETTE
- RESTROOM
- ADMIN AREA

ADDITIONAL FEATURES

- STREET ENTRANCE ON W 74TH
- SECONDARY STAFF/DOCTOR ENTRY
- FOUR WINDOWS FACING SOUTH
- DUAL-ZONE CENTRAL AC
- WIRED FOR VIDEO SECURITY
- WIRED FOR STEREO SYSTEM
- ACCESS TO BUILDING AMENITIES
- ADAPTABLE TO ANY MEDICAL SPECIALTY



FLOOR PLAN FOR ILLUSTRATIVE PURPOSES ONLY