

GROUND FLOOR
MEDICAL CO-OP
FOR SALE

PRICE	\$2,150,000
APPROX SIZE	2,000 SQ FT
APPROX MAINT/CC	\$4,499 PER MONTH
FLIP TAX	2% PAID BY BUYER
FINANCING	50% MAXIMUM



21 EAST 90TH STREET, SUITE 1A
BETWEEN FIFTH AVENUE AND MADISON AVENUE

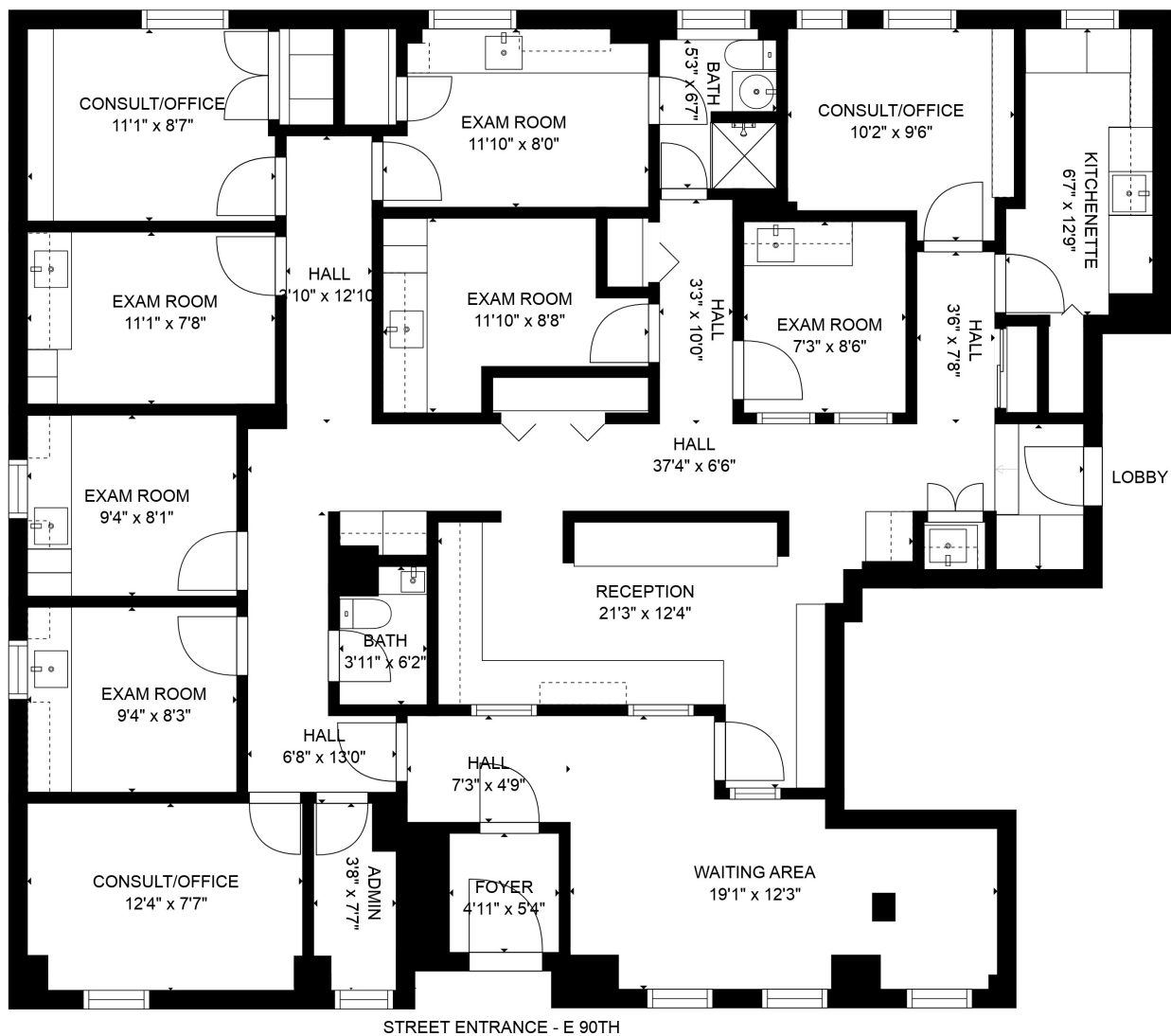
LAYOUT

- WAITING ROOM
- RECEPTION
- SIX EXAM ROOMS
- THREE CONSULTS
- ADMINISTRATIVE OFFICE
- WASH STATION
- TWO RESTROOMS
- KITCHENETTE

ADDITIONAL FEATURES

- PRIVATE STREET ENTRANCE ON 90TH
- LOBBY ENTRANCE
- 13 WINDOWS, 5 FACING EAST 90TH STREET
- CENTRAL AIR CONDITIONING
- ADAPTABLE TO ANY MEDICAL SPECIALTY





FLOOR PLAN FOR ILLUSTRATIVE PURPOSES ONLY