

# MEDICAL CONDO

PRICE	\$2,250,000
APPROX SIZE	2,062 SQ FT
APPROX MAINT/CC	\$2,526 PER MONTH
ASSESSMENTS	\$1,027 PER MONTH
FINANCING	90% MAXIMUM
TAXES	\$33,015 PER YEAR



**161 MADISON AVE, 4NE+4SE**  
BETWEEN EAST 32ND AND 33RD STREET

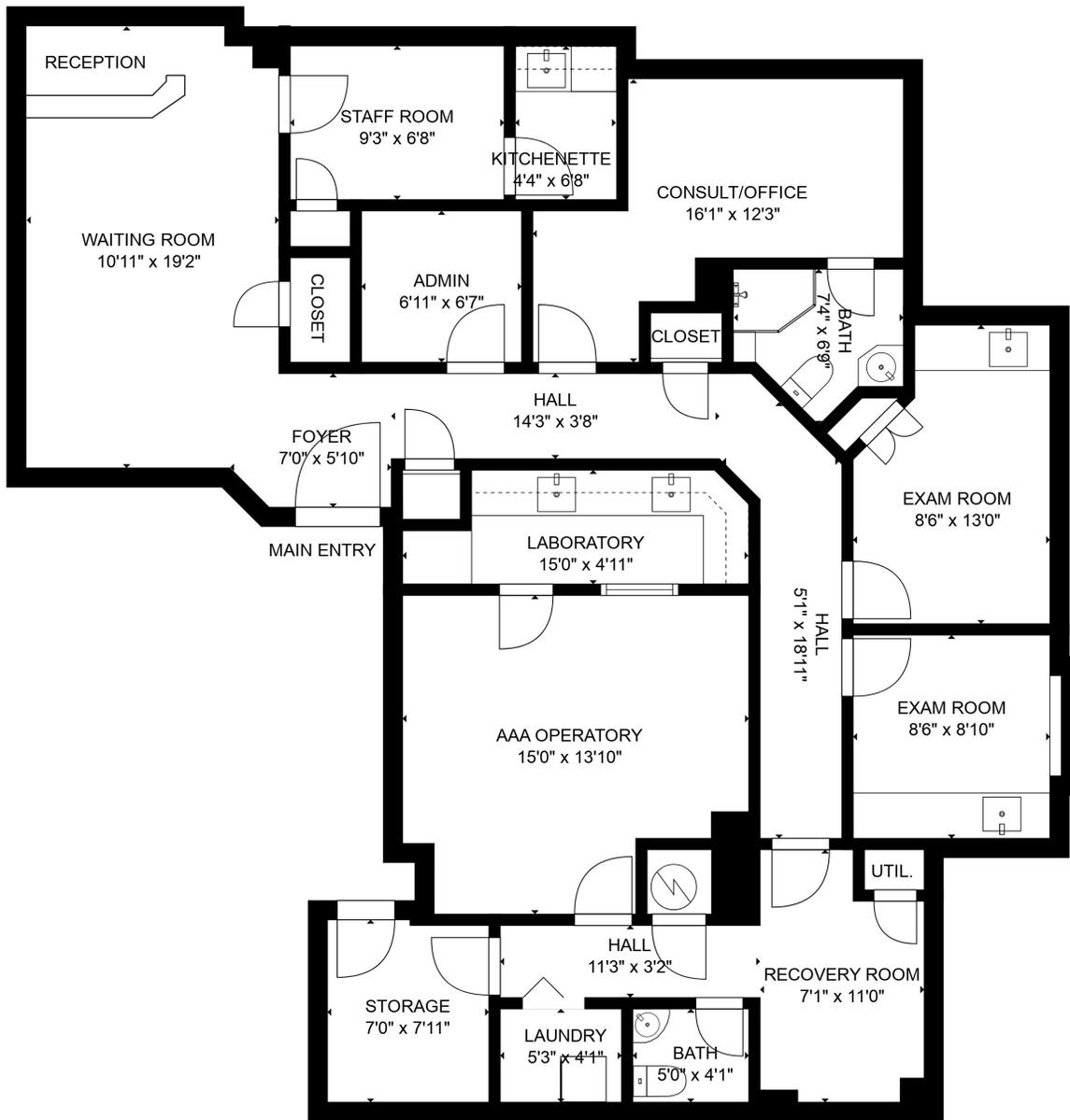
## LAYOUT

- WAITING AND RECEPTION AREA
- TWO EXAM ROOMS
- LARGE CONCLT/OFFICE
- SURGICAL SUITE
- RECOVERY ROOM
- ADMIN ROOM
- STAFF ROOM
- KITCHENETTE
- STORAGE ROOM
- LAUNDRY ROOM
- TWO RESTROOMS

## ADDITIONAL FEATURES

- DEDICATED MEDICAL BUILDING
- CENTRAL AIR CONDITIONING
- PLENTY OF STORAGE
- ADAPTABLE TO ANY MEDICAL SPECIALTY





FLOOR PLAN FOR ILLUSTRATIVE PURPOSES ONLY