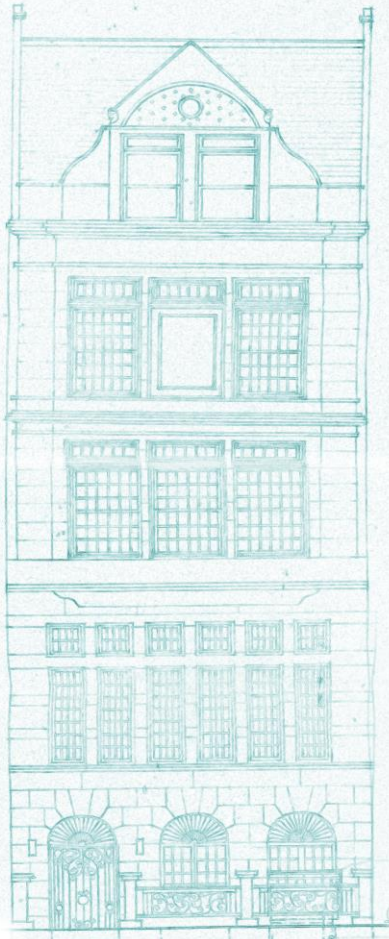


123 West 86th Street Amsterdam & Columbus Avenue

Medical Office Co-op For Sale



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123 West 86th Street Spectacular Town House

Entire Ground Floor Medical Office

Amazing Townhouse with many or most original features still in place is offering entire Ground floor for sale.

IN 1890, 86th Street between Amsterdam and Columbus Avenues was advertised as "that queen of all West Side streets," but by the middle of the 20th century its private-house legacy had unraveled. In the last two decades, however, incremental improvements have recaptured a fragmentary sense of what the block must have meant to its original planner, the architect and yacht designer John G. Prague.

Development on most Upper West Side streets proceeded in small chunks, but in the late 1880's Prague, working with the investors D. Willis James and T. E. D. Power, covered most of the north and south sides of 86th from Columbus to Amsterdam, as well as adjacent and nearby blocks, with 232 buildings. There are fewer than a dozen of these houses left on 86th Street, including a group of four at Nos. 123, 125, 127 and 129.

A Historic Home

Once (1922) Single family home of Dr. Henry Finkelstein is now home of 5 residential co-op units and one professional unit on Ground Floor.

Efficiently designed medical office with semi private entrance and ADA compliant lift is providing ideal space for any medical practice.

9 individual rooms each with individually controlled climate control, lab, 3 bathrooms, and reception area for five receptionists is large enough to accommodate multi-specialty medical practice or any high-end well established healthcare provider seeking to make this amazing town house home for their future medical office.

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Office Features:

- Approximately 1700 SF
- (9) Individual Rooms
- Laboratory
- (3) Private Bathrooms
- Reception Area for staff of (5)
- Spacious Waiting Area
- ADA compliant access via lift
- Each room equipped with individual climate control heat and cool.
- Entire space air-conditioned is provided by 3 individual split units
- Move-In Condition
- Historic Pre War Charm
- Tenant Controlled Central AC
- 24/7 Building Access
- Prime UWS Manhattan Location (West & East Side)

Asking Price: \$ 2,125,000

Approximate Size

1st Floor Suite: 1,700 RSF

Monthly CC Charge: \$2,693

Financing: up to 80%

Close to all with fantastic access from west to east Manhattan via the 86th Street Transverse that runs through Central Park.

A Choice Location

Pre-war charm meets modern well designed layout fully air-conditioned move in condition medical office, located just one avenue from Central Park West between Columbus and Amsterdam Avenue. Tree lined wide street connecting East and West of New York City with two way four line traffic, makes the location ideal to west-siders as well east-siders.

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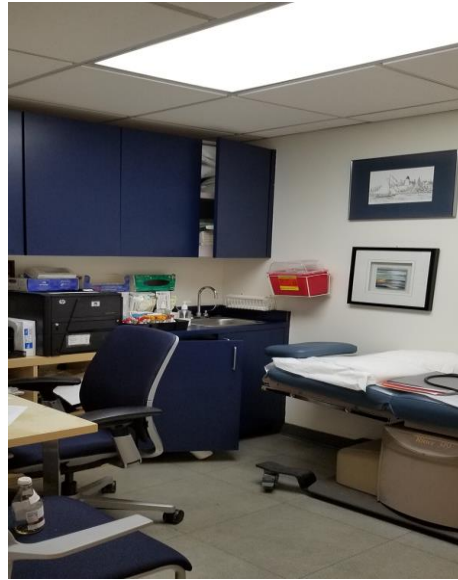
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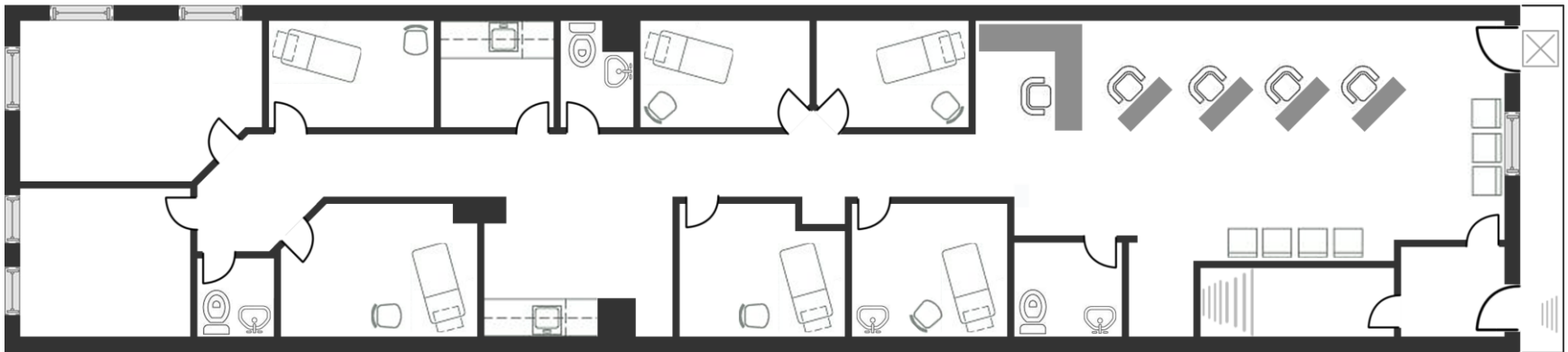
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