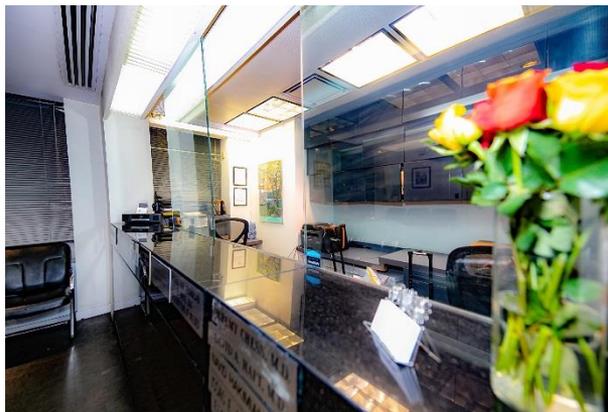


55 East 86th Street Park & Lexington Avenue

Medical Office Condo For Sale



Reception / Waiting Area



Exam Room

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Office Features:

- Ground floor of A Class residential building.
- Entry via doorman lobby
- Second Entry / Exit door Available
- Large Waiting Area facing 86th Street
- Large Admin Area
- Ideal set up for multi-specialty medical practice or surgical.
- Currently (11) Exam / Consultation Rooms
- (2) Interior Bathrooms
- Additional Office w/ Private Entrance ideal for physical therapy or surgical suite...
- No Stairs
- 24 Hour Access
- Private Bathroom
- Full Kitchen
- Possibly converted to *Residential Use*.

Sale Price:	\$6,200,000
Monthly RE Tax	\$6,102.36
Monthly CC Charge	\$5,869.59
Total Monthly	\$11,971.95

Approximate Size

1 ST Floor Suite:	4,500 RSF
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The following 3/4th of an entire ground floor unit stands as a massive pre-built medical Hard to find Medical Condominium in the heart of the Manhattan's Upper East Side with easy access between east-west sides of the city; only a short walk to / from public transportation via the MTA Subway Lines (4, 5, 6) and the (M86) express bus connecting both sides of midtown.

Close to all in mid-east 80s street including a main transportation hub, is a large MEDICAL CONDO FOR SALE.

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Exam Room



Exam Room

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Building Property – Office Position



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