



**PARAMOUNT** REALTY  
USA

**AUCTION**

Thursday, August 18

**Medical Office**

Uses: Medical, Day Care, School, Non-Profit, Religious  
7 West 96<sup>th</sup> Street, Unit #1H, New York

Previously \$1,550,000

**Minimum Bid \$349,000**



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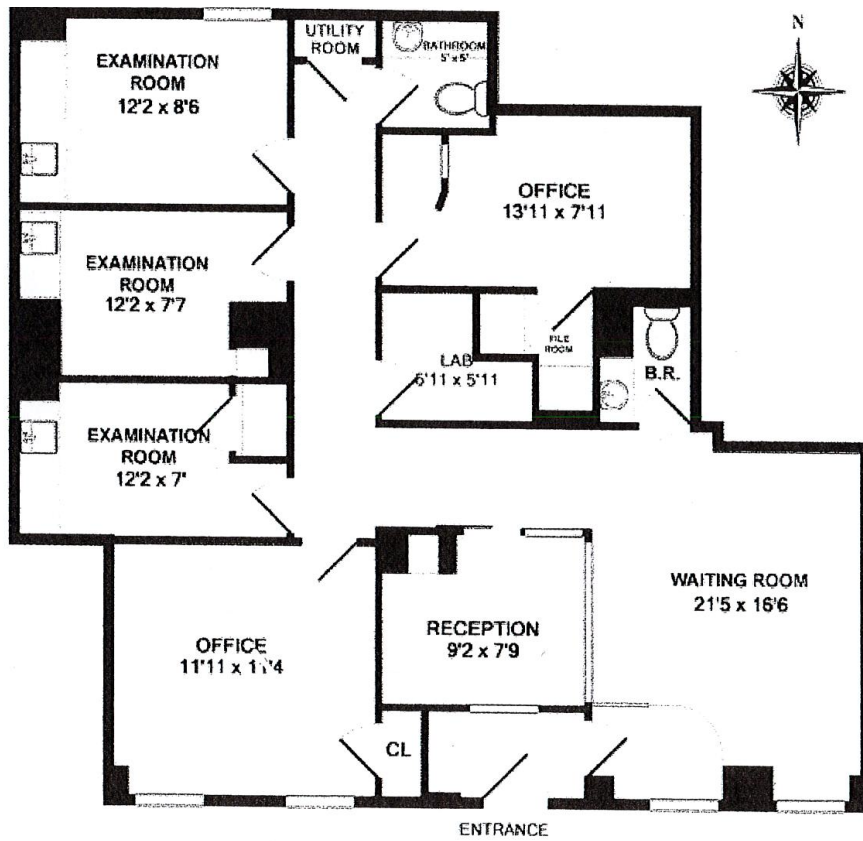
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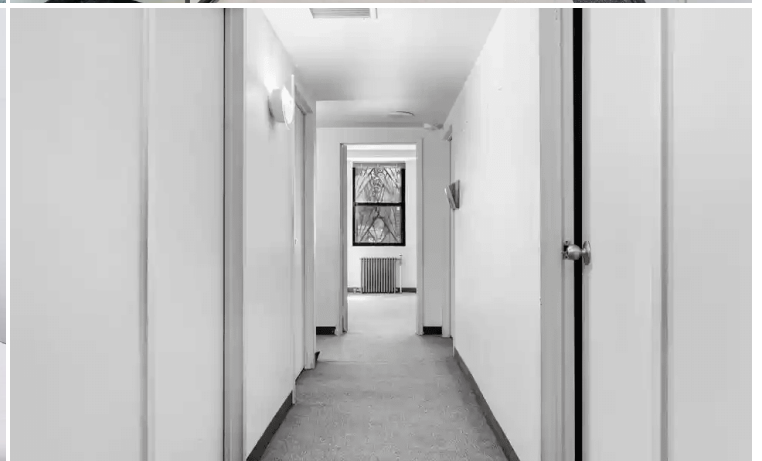
**COMPASS**

Listing Broker

Stephanie Rappoport/The Rappoport Bayer Team



ALL MEASUREMENTS ARE APPROXIMATE



## SUMMARY

Well-designed medical office in excellent condition with a private street entrance located on the ground floor of a luxury full service cooperative. Will be delivered vacant.

## USES

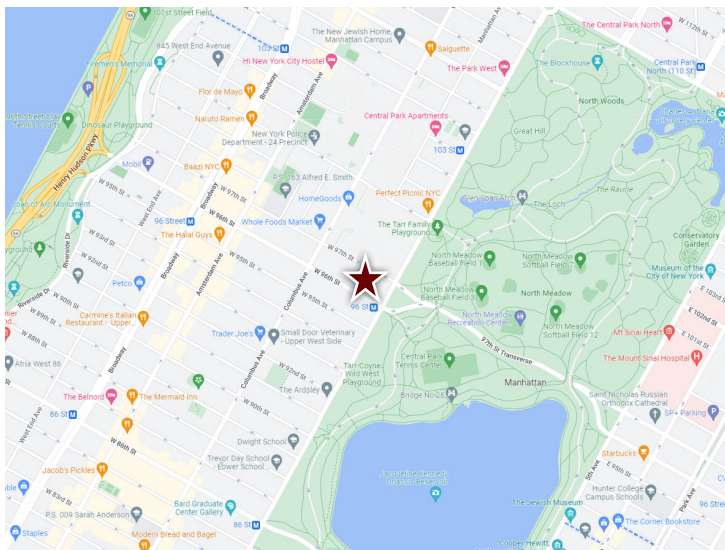
- Medical Office
- Day Care
- School
- Religious Organization
- Not for Profit
- Dental Office

## LAYOUT

Highly adaptable to meet any buyer's needs and will accommodate surgical operations. Current configuration includes a gracious windowed reception/business area, a large south facing corner consult room, four spacious exam rooms, a lab and two bathrooms. Also features high ceilings and abundant storage.

## THE AREA

Tap the map to explore the neighborhood in Google Maps.



## PROPERTY FEATURES

- Ground floor
- Private street entrance
- Size: 1,300 sq. ft.
- Rooms: 7
- Bathrooms: 2
- Central air conditioning
- Monthly co-op maintenance: \$6,650
- Pre-war (built in 1931)
- 80 units/18 stories

## BUILDING AMENITIES

Fantastic location situated off Central Park West in a charming 1931 art deco gem with a full-time doorman, a live-in resident manager, a stunning roof deck, a central laundry room plus bike, and general storage. Convenient to everything and on a main artery of public transportation with easy access to the 1, 2, 3, B, and C subway lines as well as crosstown buses.

## HOW TO PARTICIPATE

1. **REVIEW Due Diligence Information** by following Step 2 at [this link](#) or visiting prusa.com.
2. **TOUR the Property** by appointment only. Please email [info@prusa.com](mailto:info@prusa.com) to schedule a tour on:
  - Tuesday, July 19 (3pm – 5pm)
  - Tuesday, July 26 (3pm – 5pm)
  - Tuesday, August 9 (3pm – 5pm)
3. **BID by Deadline** Thursday, August 18 at 4pm EST.

*You must submit a written bid along with 10% deposit by the bid deadline. See Due Diligence Information for complete instructions. Buyer's Premium 3%. Subject to prior sale. Submit bid at any time. Broker participation invited. Please note there is a 1% flip tax and the maximum financing allowed is 75%.*

The listing broker for the property is Stephanie Rappoport with Compass (90 Fifth Avenue, 3rd Floor, New York NY). PRUSA LLC d/b/a Paramount Realty USA, unique ID number 10491205898 ("PRUSA") is a co-exclusive agent and marketing firm specializing in auctions. Listing Broker, PRUSA, seller and their respective principals, agents, affiliates and representatives (collectively, "Seller Group") disclaim any and all liability for any inaccuracy, errors or omissions contained herein or in any material pertaining to this property. All references to square footage, dimensions and other numbers are approximate. This offering may be withdrawn, modified or canceled without notice at any time. All auctions with reserve unless explicitly stated as otherwise. Any Minimum Bid or Starting Bid reflected herein assumes an all-cash, non-contingent bid on terms provided by Seller Group and applies only to the day(s) and time(s) of an open outcry auction, which shall conclude upon PRUSA's declaration of same; Seller is not obligated to accept any offer before or after auction, including any offer at or above a Suggested Opening Bid, if any. Any Starting Bid or Minimum Bid indicated herein is subject to any Buyer's Premium indicated herein or by Seller Group, which means the Buyer's Premium percentage will be added to the winning bidder's bid price to establish the total purchase price. Furniture and other personalty is excluded unless explicitly stated as otherwise herein. This is neither an offer to sell nor a solicitation to buy to residents in states where registration requirements have not been fulfilled. No representation may be relied upon. Auction subject to any terms of sale or other information provided by Listing Broker or PRUSA. Equal Housing Opportunity.

