

# The Beresford

Sales Price	<b>\$3,245,000</b>
Maintenance	<b>\$4,087/month</b>
Rent	<b>\$15,500/month</b>
Space	<b>+/- 2,500 SF</b>
Financing	<b>50%</b> allowed
Flip Tax	<b>2%</b> by buyer



## IMAGES



## ABOUT THE PROPERTY

Located across from Central Park, The Beresford provides an upscale location for medical, professional or residential use. The space, which provides a corner view of 81st and Central Park West, is an elite co-op with five exam rooms, two bathrooms, a large private office, and a separate surgical room. With 2,500/SF, the street level office has been meticulously maintained and is turnkey ready.

## PROPERTY HIGHLIGHTS



### Corner Location

Sought after corner location with windows facing 81st Street and Central Park West, directly across the street from the Museum of Natural History.



### Flexible, Open Floor Plan

Five exam rooms, two bathrooms, large private office and separate surgery room. Turnkey possibilities with street level entrance on Central Park West.



### Asking Price: \$3,245,000

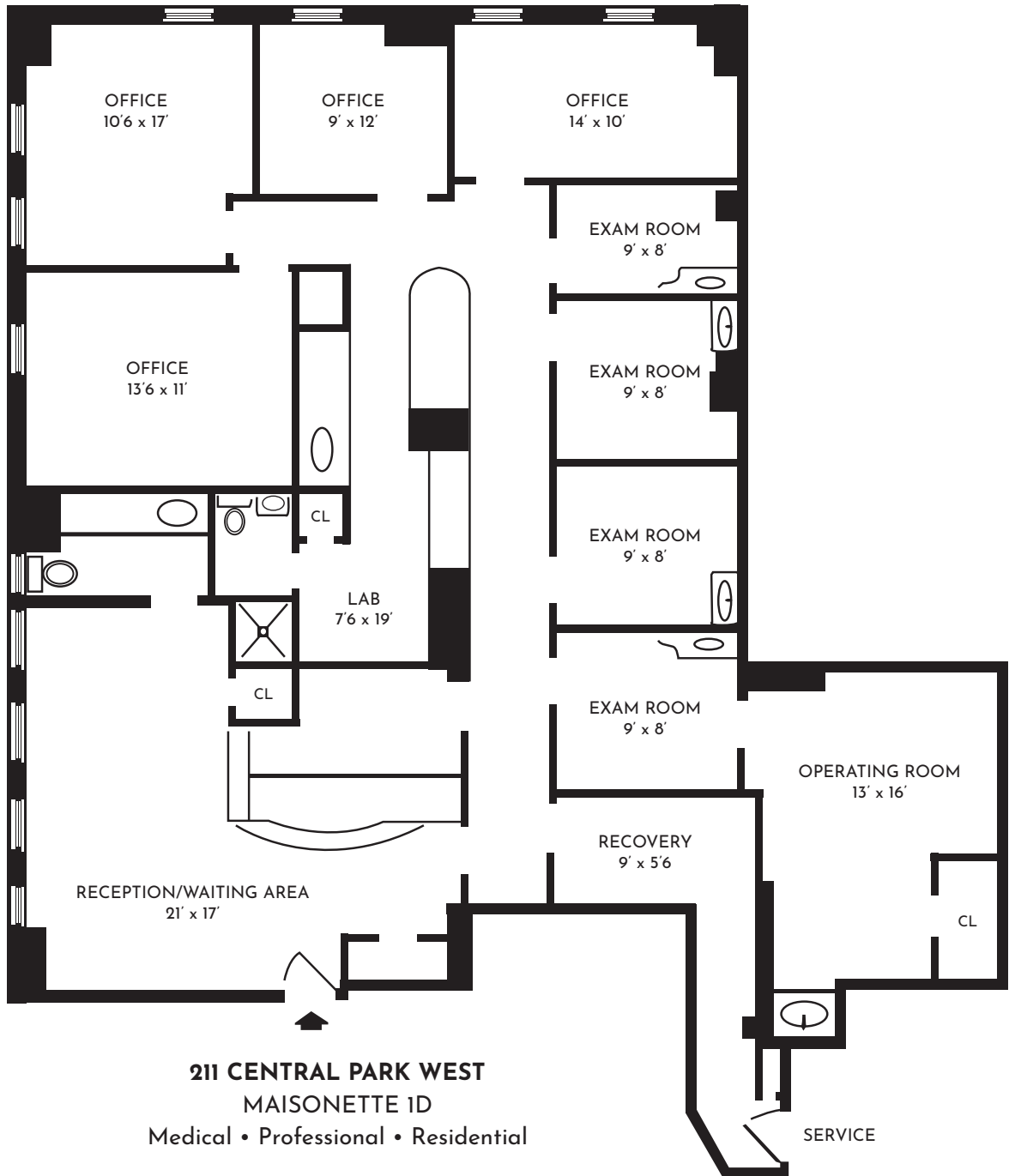
Rent: \$15,500 per month  
 Size: +/- 2,500 SF ideally suited for medical/dental/professional office space (or residential).

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81<sup>ST</sup> STREET

CENTRAL PARK WEST



**211 CENTRAL PARK WEST**  
**MAISONETTE 1D**  
Medical • Professional • Residential

