

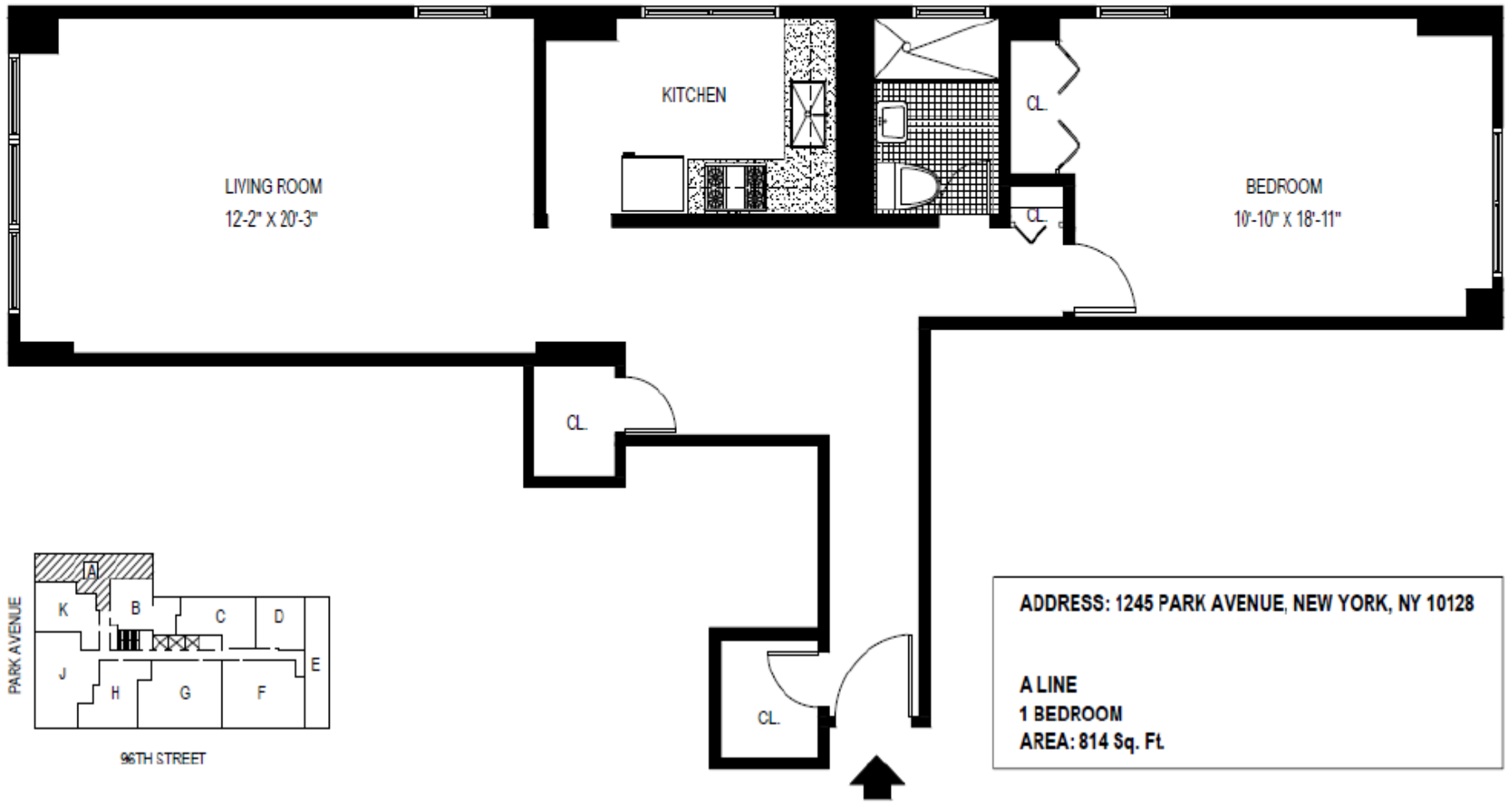


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Real Estate Division
1249 Park Avenue, 1st Floor
New York, NY 10029
Tel: (212) 659-9630
Fax: (212) 831-3093

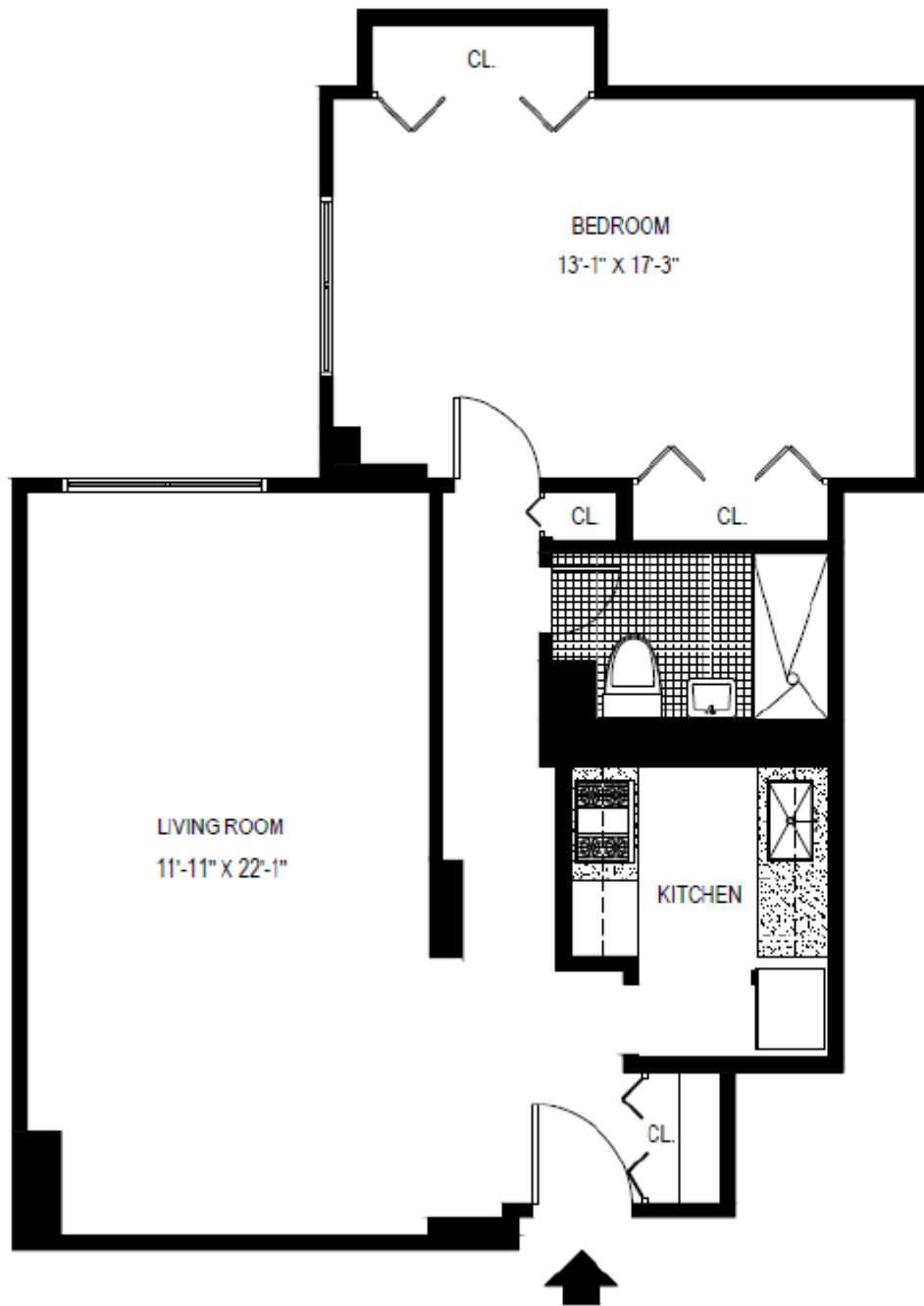


ADDRESS:	1245 PARK AVENUE, NEW YORK, NY
LOCATION:	Northeast corner of E 96 th Street and Park Ave
YEAR BUILT:	1962
NUMBER OF STORIES:	18
UNIT TYPES: (subject to availability)	Studio, 1 Bedroom, 2 Bedroom
TYPE OF BUILDING:	Doorman/Elevator
LAUNDRY:	Located in building
PLAYGROUND:	None
PARKING GARAGE:	On premises, space subject to availability



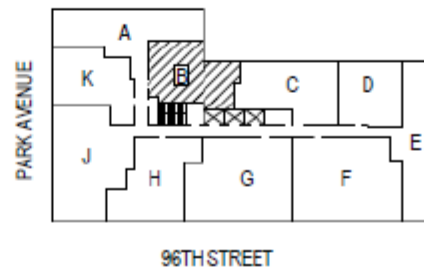
ADDRESS: 1245 PARK AVENUE, NEW YORK, NY 10128

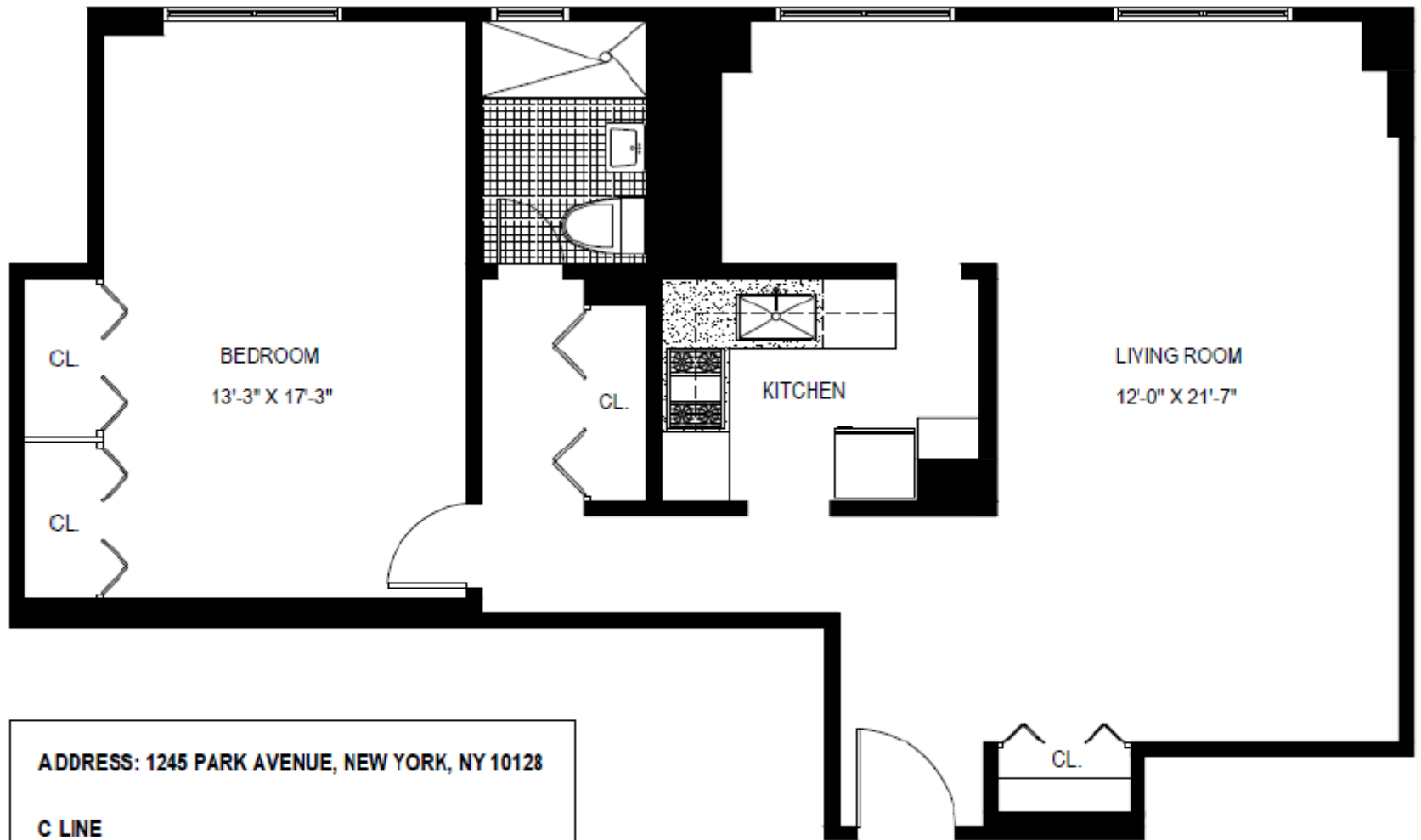
A LINE
1 BEDROOM
AREA: 814 Sq. Ft.



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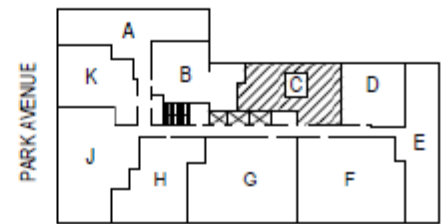
B LINE
1 BEDROOM
AREA: 744 Sq. Ft.



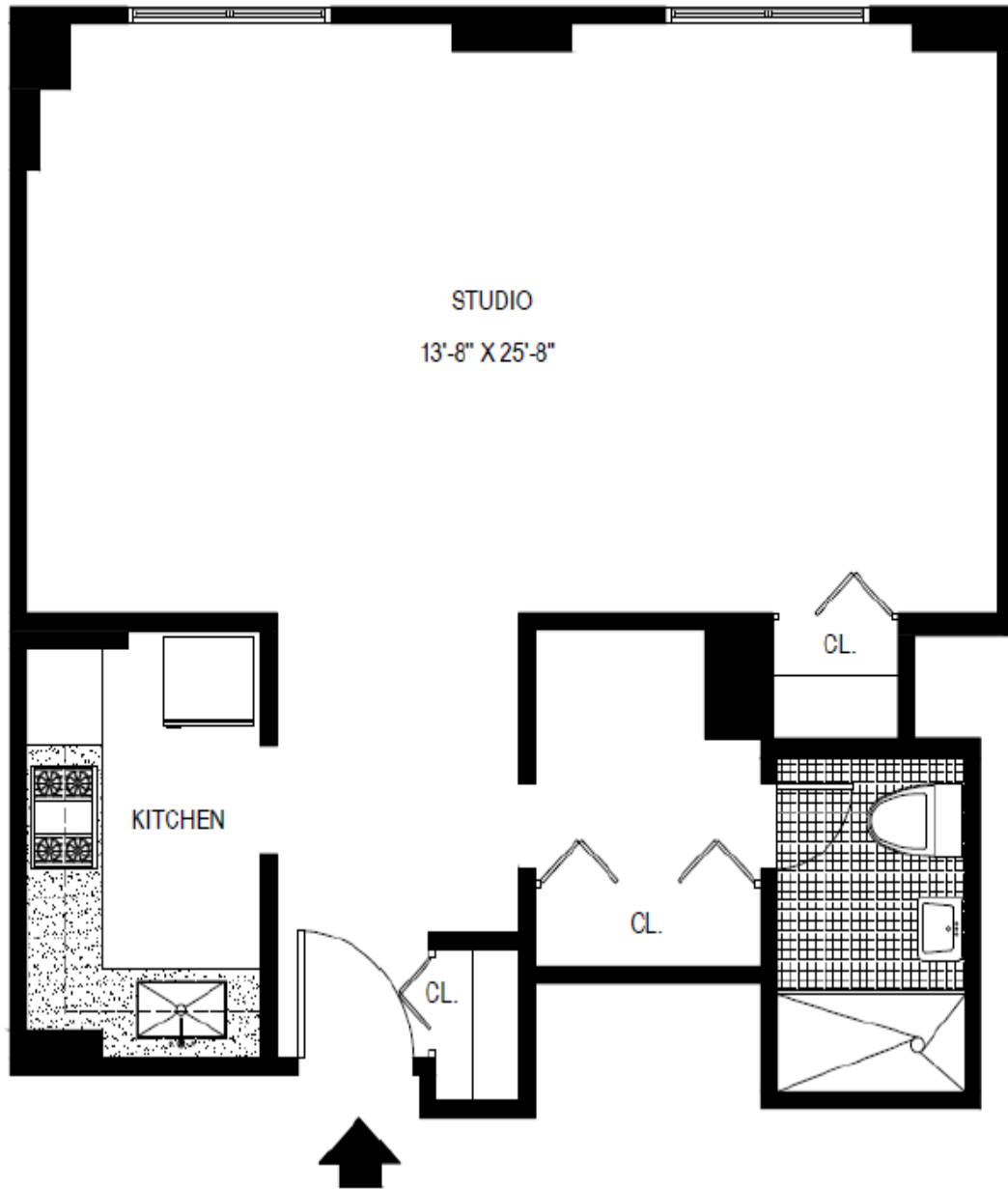


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C LINE
1 BEDROOM
AREA: 825 Sq. Ft.



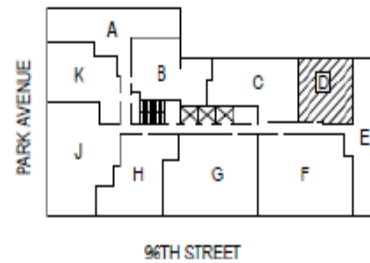
96TH STREET

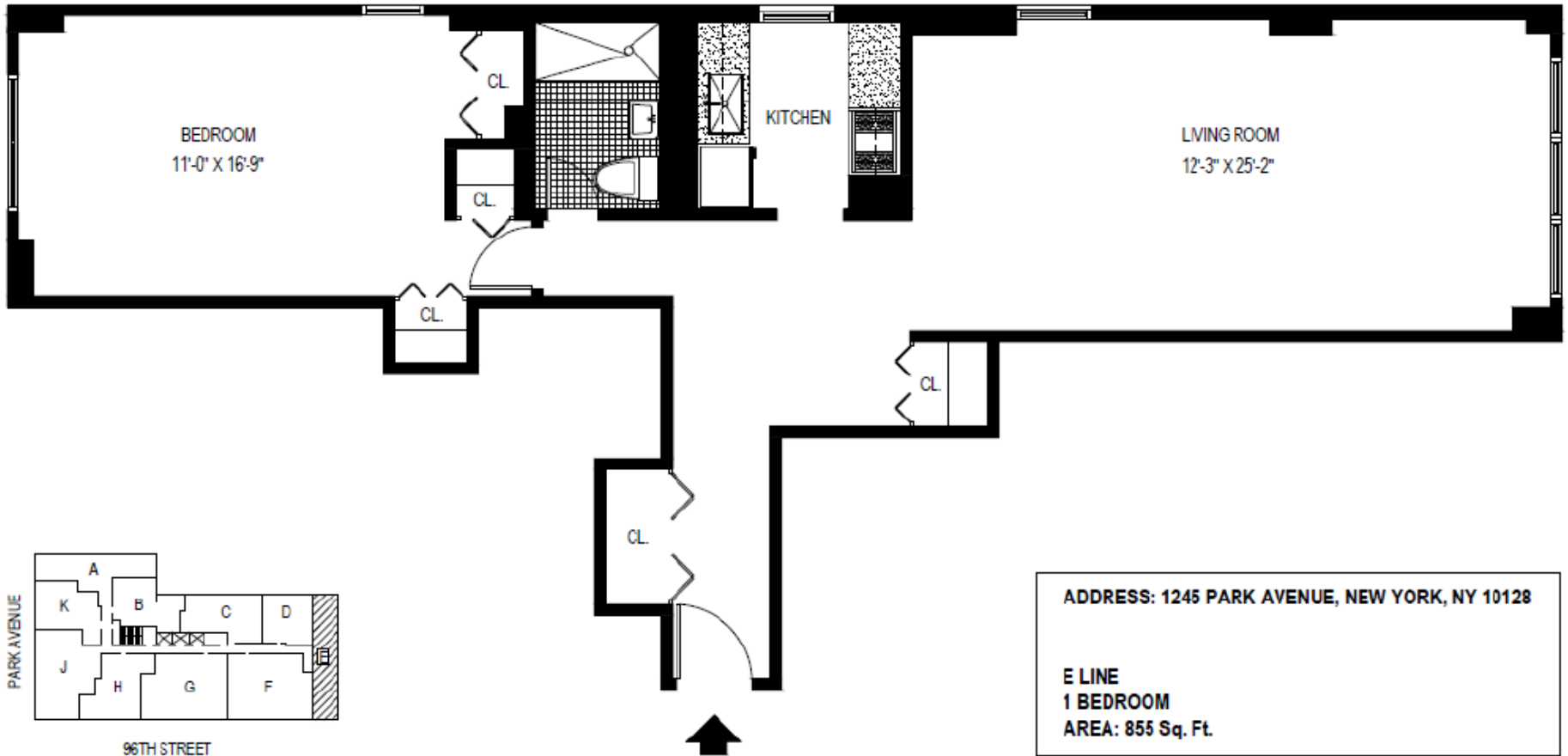


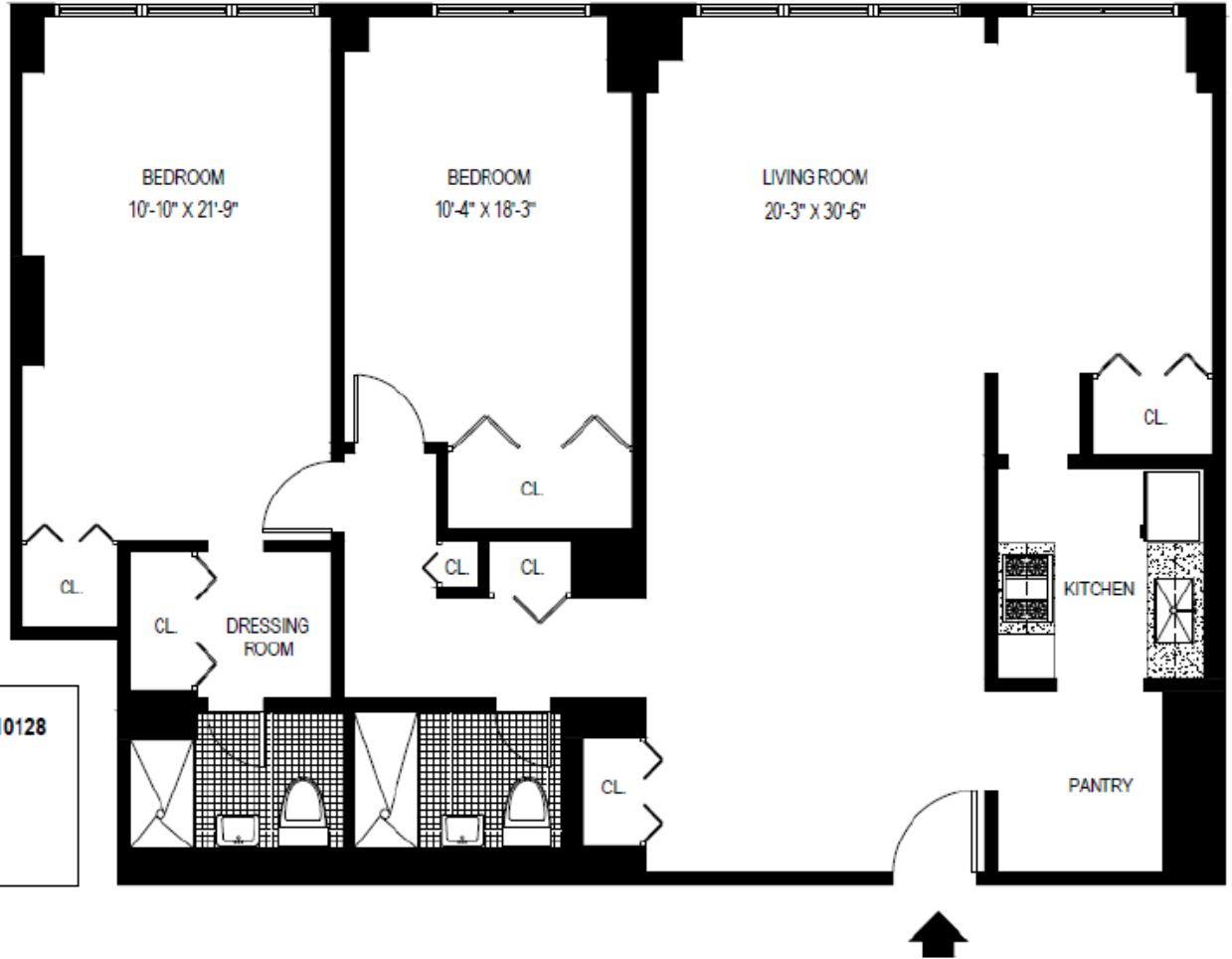
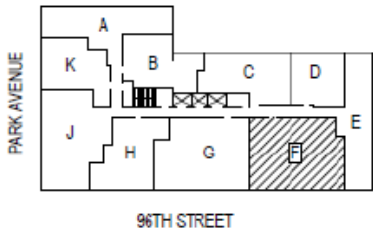
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D LINE
STUDIO

AREA: 618 Sq. Ft.

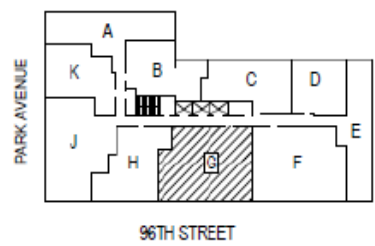
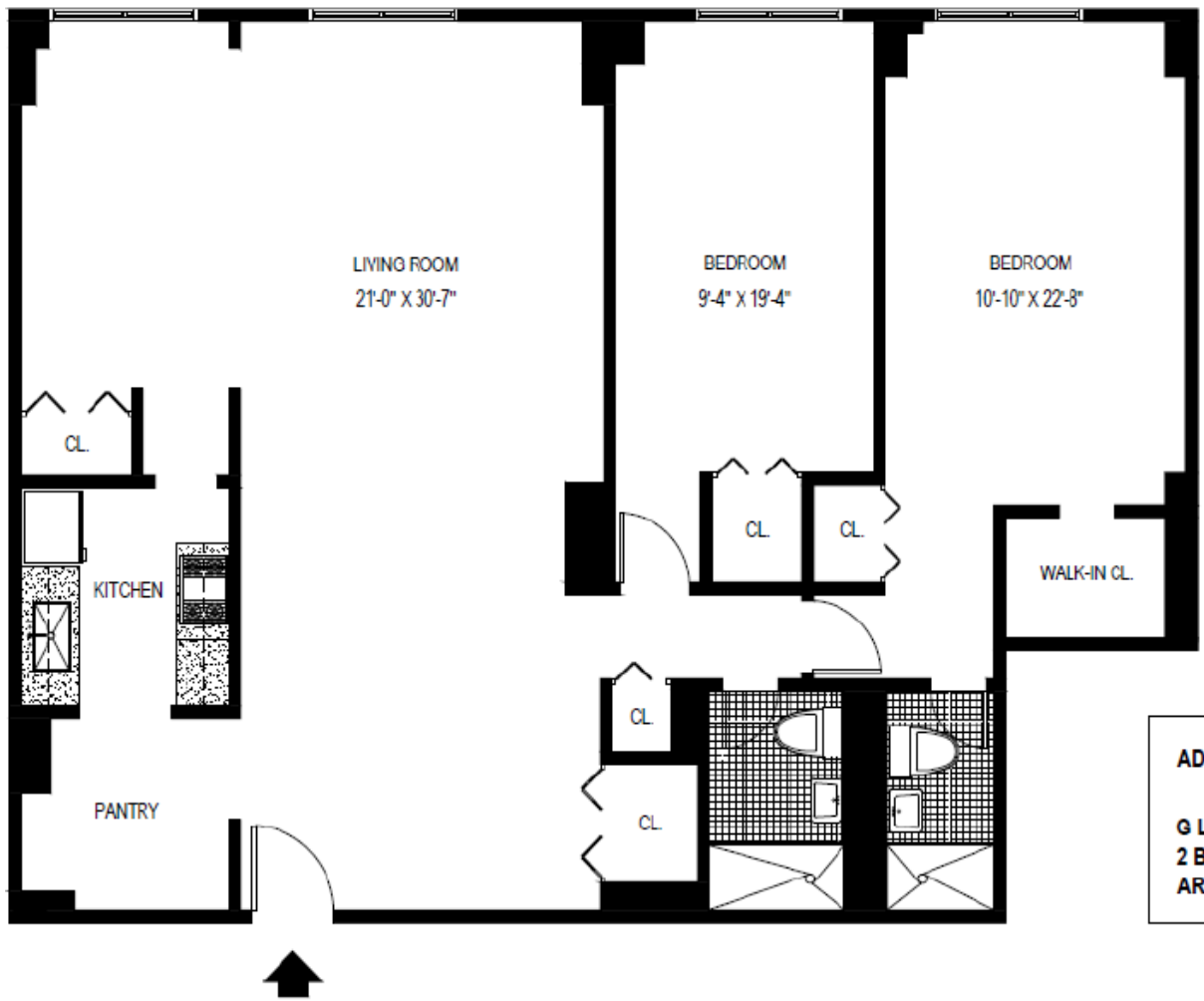






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F LINE
 2 BEDROOMS
 AREA: 1293 Sq. Ft.

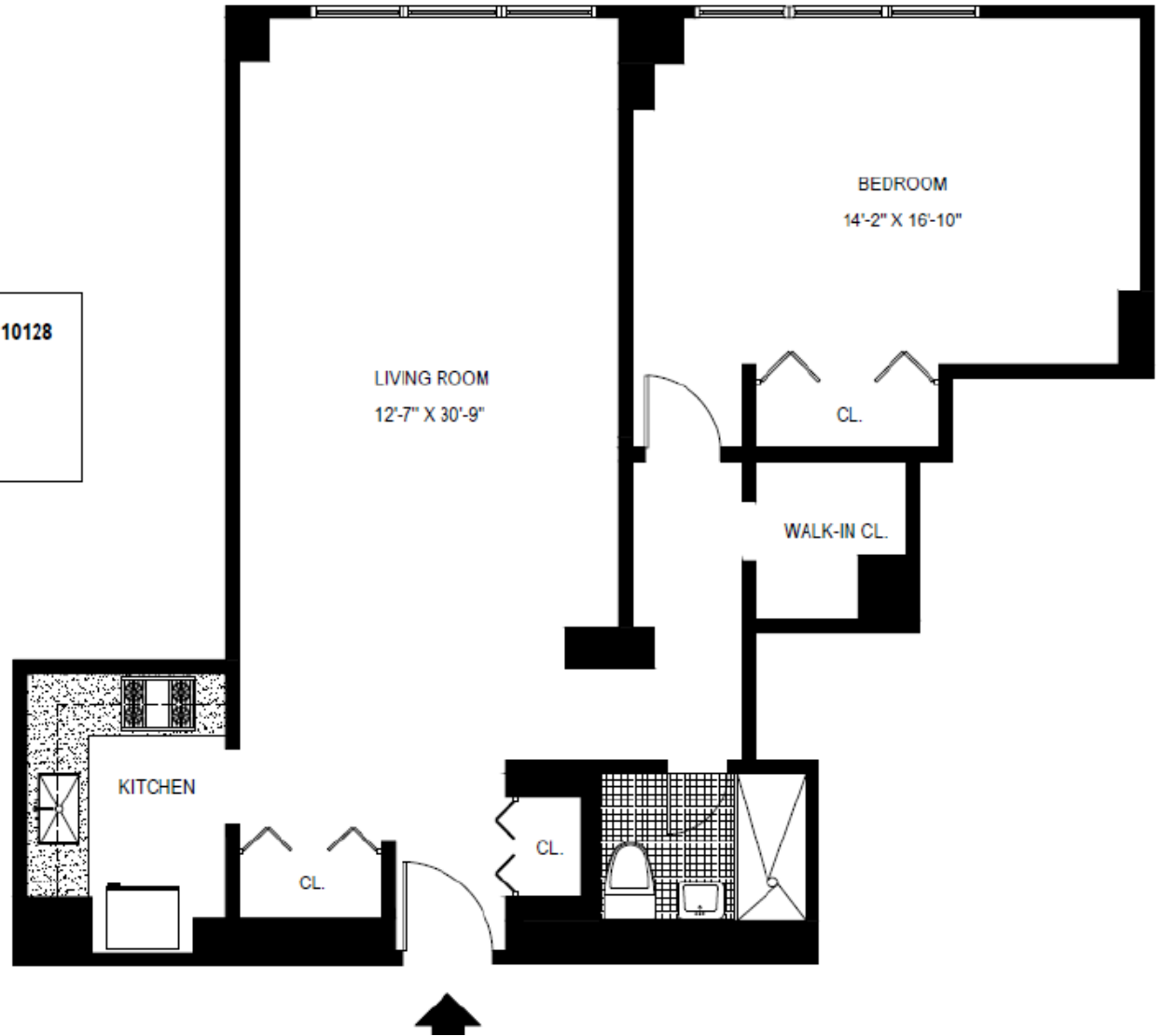
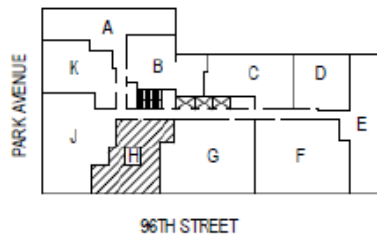


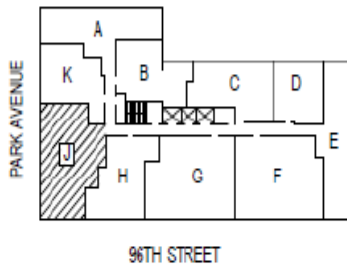
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G LINE
2 BEDROOMS
AREA: 1252 Sq. Ft.

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H LINE
1 BEDROOM
AREA: 818 Sq. Ft.



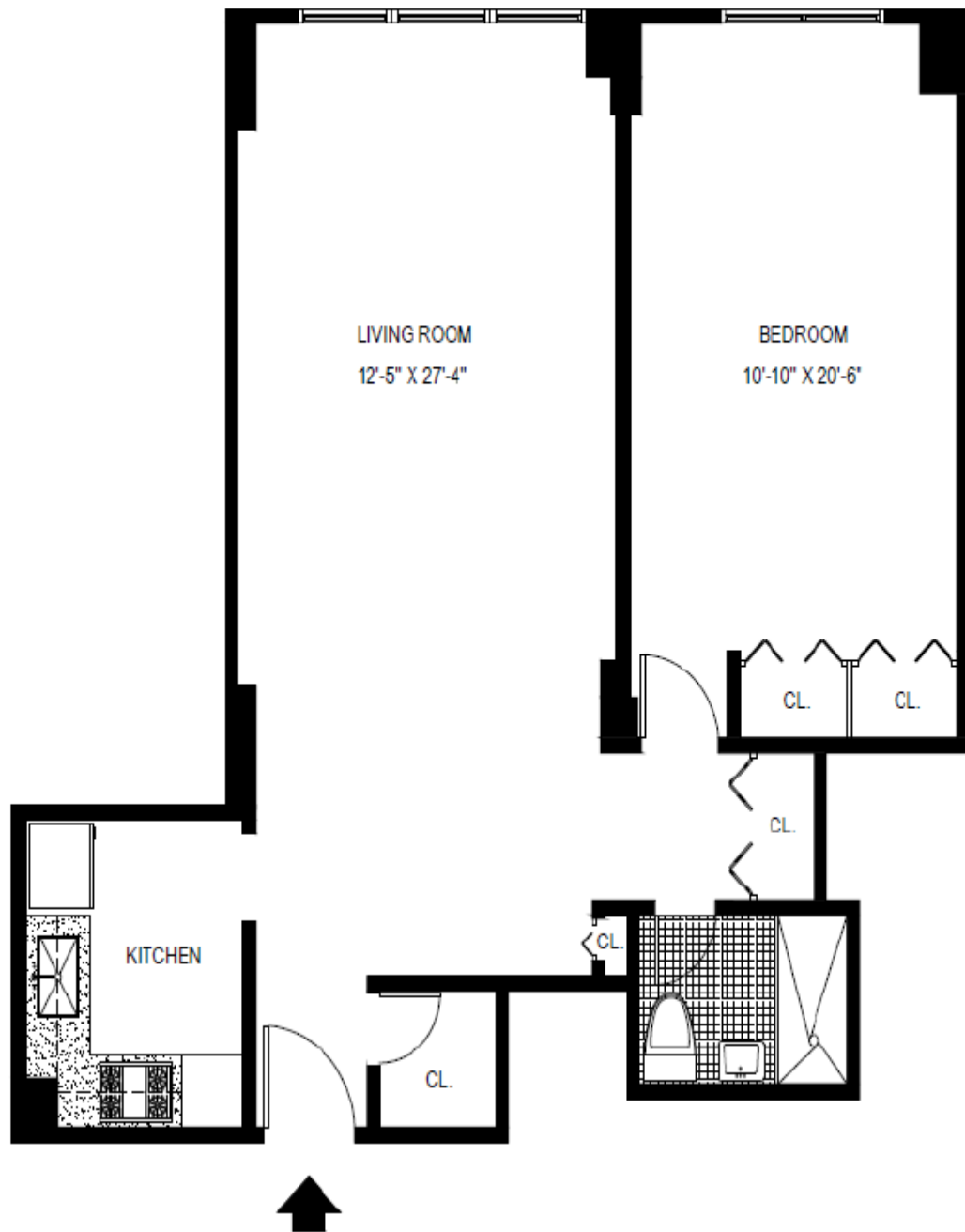


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J LINE, TYPICAL (14TH FLOOR DOWN)

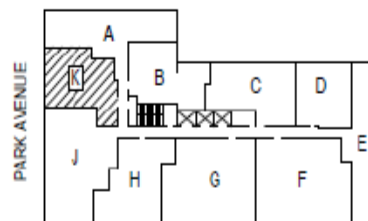
2 BEDROOMS

AREA: 1,182 Sq. Ft.



ADDRESS: 1245 PARK AVENUE, NEW YORK, NY 10128

K LINE
1 BEDROOM
AREA: 764 Sq. Ft.





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Sample Pictures of Apartments for 1245 Park Avenue

Studio



- *Pictures are of Apt. 19E (Kitchen, Bathroom, Living Room/Bedroom).*

One Bedroom



- *Pictures are of Apt. 16E (Kitchen, Bathroom, Living Room, Bedroom).*

Note: These are samples pictures of the apartments and in some cases not all apartments contain the same features.



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Sample Pictures of Apartments for 1245 Park Avenue

Two Bedroom



- *Pictures are of Apt. 3G (Front Entrance, Kitchen, Living Room, Bathroom, Half Bathroom , Bedroom 1, and Bedroom 2)*

Note: These are samples pictures of the apartments and in some cases not all apartments contain the same features.