

SALE

THE MEDICAL OFFICE PARK SUITE A

1600 36th Street Suite A Vero Beach, FL 32960



Sale Price

\$1,250,000

OFFERING SUMMARY

Building Size:	4,080 SF
Number of Units:	1
Price / SF:	\$306.37
Cap Rate:	7.27%
NOI:	\$90,897
Year Built:	1993

PROPERTY HIGHLIGHTS

- Premier Medical office condo adjacent to Cleveland Clinic Indian River Hospital along 37th Street
- An excellent net lease investment opportunity to acquire a prominent medical office condo
- The current tenant has been practicing ENT in Vero Beach since 1987 and has two years remaining on their initial lease term
- Prominent monument signage, ample parking, easy accessibility, and excellent visibility
- Don't miss the chance to secure an exclusive net lease investment; contact us today!

PROPERTY WEBSITE

[Click Here](#)

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**COLDWELL BANKER
COMMERCIAL**

PARADISE

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PROPERTY DESCRIPTION

The Kite Team is pleased to offer for sale a premier medical office condo investment opportunity. This state-of-the-art medical office condo is being sold as a net lease investment, offering potential investors and end users an income-producing property. The current tenant, Dr. Marc Lieberman, has two years remaining on his initial lease term and is a highly respected and well-known local doctor who has been practicing ENT and Facial Plastic Surgery in Vero Beach since 1987. Offering an exclusive opportunity for investors seeking income or owner/user healthcare providers with looming expansion needs. Totalling 4,080/SF, the premier medical office suite features over five exam rooms, a procedure room, a nurse station, a reception area, a private entrance, assigned covered parking, and a break room. The meticulously designed and operationally efficient medical condo boasts optimal functionality and is located in a well-known facility, a stone's throw away from Cleveland Clinic.

LOCATION DESCRIPTION

The Medical Office Park is located one block west of Cleveland Clinic Indian River Hospital, in the heart of Vero Beach, Florida's medical district. Several national and regional healthcare users surround the state-of-the-art medical office condo building, which is home to Compassionate Medical Center, Celano Cardiology, and SelectSkinMD, among other medical practitioners. Offering easy access, excellent visibility, prominent monument signage, and ample covered and uncovered parking. The property is on the northeast corner of 36th Street and 15th Avenue, a short walk west of Cleveland Clinic Indian River Hospital. An ideal location for all medical users to expand their presence!

An attractive destination year-round, Indian River County, Florida, offers the best of both worlds: a desirable location for business and pleasure that has maintained a small-town flavor. Those who live, work, or visit find the communities safe, modern, and complete with ecological, cultural, educational, and technological amenities. Indian River County has a friendly, unpretentious atmosphere. Centrally located 70 miles south of the Kennedy Space Center and one hour's drive north of West Palm Beach, FL.



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,212	22,346	41,620
Total Population	2,337	39,905	73,369
Average HH Income	\$45,302	\$65,699	\$68,042

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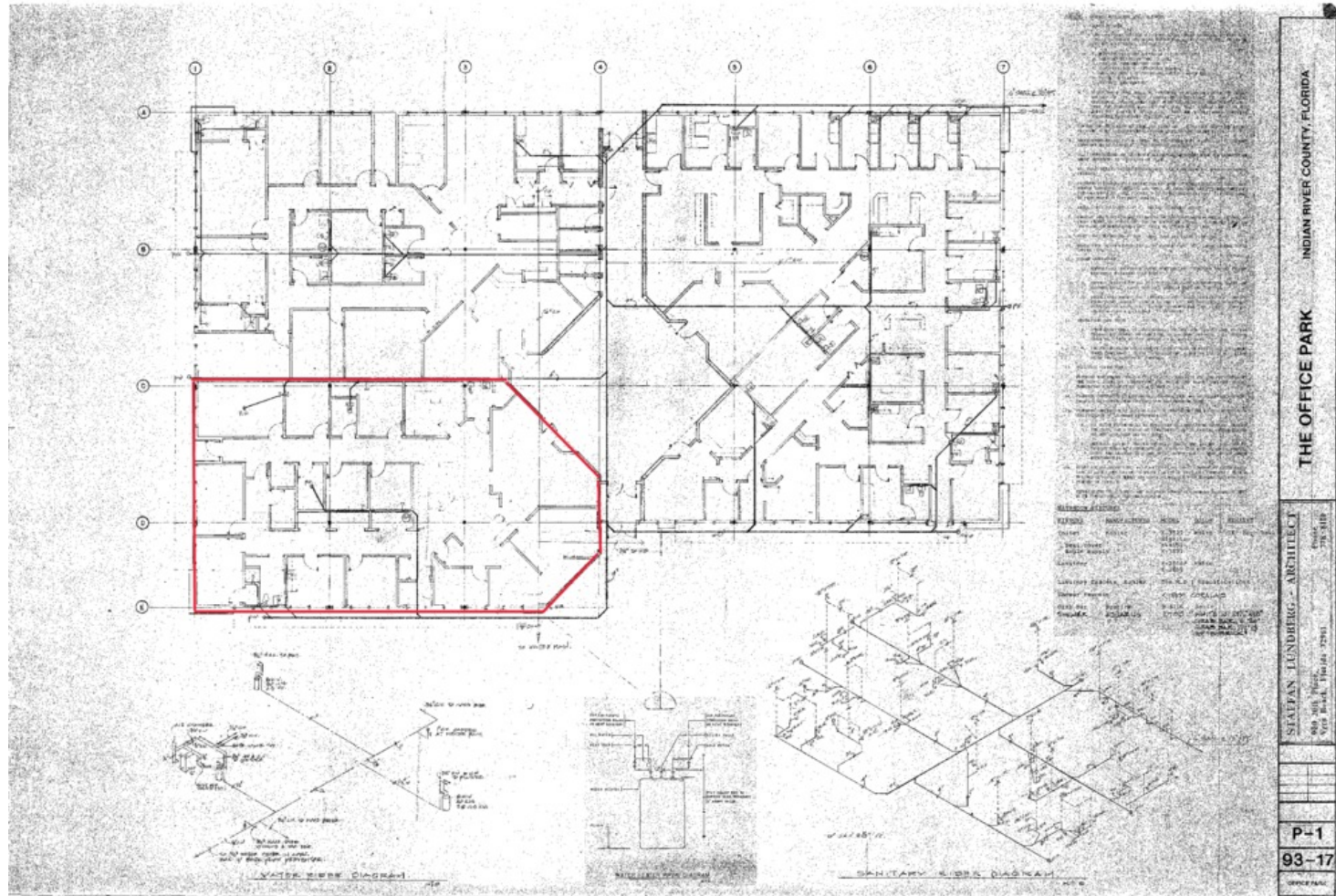
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