

MEDICAL OFFICE CONDO FOR SALE

7350 SAND LAKE COMMONS BOULEVARD, UNIT 93, ORLANDO, FL 32819

Mediplex B - Suite 2225



OFFERING SUMMARY

Sale Price:	Negotiable
Building Size:	3,447 SF +/-
Available SF:	3,447 SF +/-
Year Built:	1988
Renovated:	2019
Zoning:	0419 - Condo-medical Office

PROPERTY OVERVIEW

3,447 SF +/- of move in ready medical office is available for sale in Mediplex B. Suite 2225 can accommodate two tenants or one single owner-user. The condo is currently set up as two separate suites which provides a great opportunity for any investor or an owner-user looking for additional income. Suite A is currently occupied and can be vacated at closing.

Suite A - Includes 3 Large Procedure Rooms w/ Sinks, Check-In/Check-Out, Doctors Office, Lab, Rear Entrance, and a Restroom

Suite B - Includes 5 Exam Rooms w/ Sinks, Check-In/Check-Out, Rear Entrance, Large Lab Area, Nurses Station, Storage, 2 Locked Drug Closets, Two Restrooms, Breakroom, and an Admin Office

Suite 2225 is located on the 2nd floor of Mediplex B with easy access from the elevator. The property is located on the Orlando Health - Doctor Phillips Hospital Campus and is within walking distance of the entrance of the ER. Mediplex B is home to many medical office specialities providing a great referral network.

PROPERTY HIGHLIGHTS

- *Rare* Move In Ready Medical Office Condo For Sale in Doctor Phillips
- Recently Renovated in 2019
- Potential For Passive Income - Tenant's In Place!
- Perfect for Owner User or Investor
- Plenty of Parking
- Adjacent to Orlando Health - Doctor Phillips Hospital

PRESENTED BY
DANIELLE KOVIE
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OFFICE BUILDING
For Sale

ADDITIONAL PHOTOS

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AERIAL MAP

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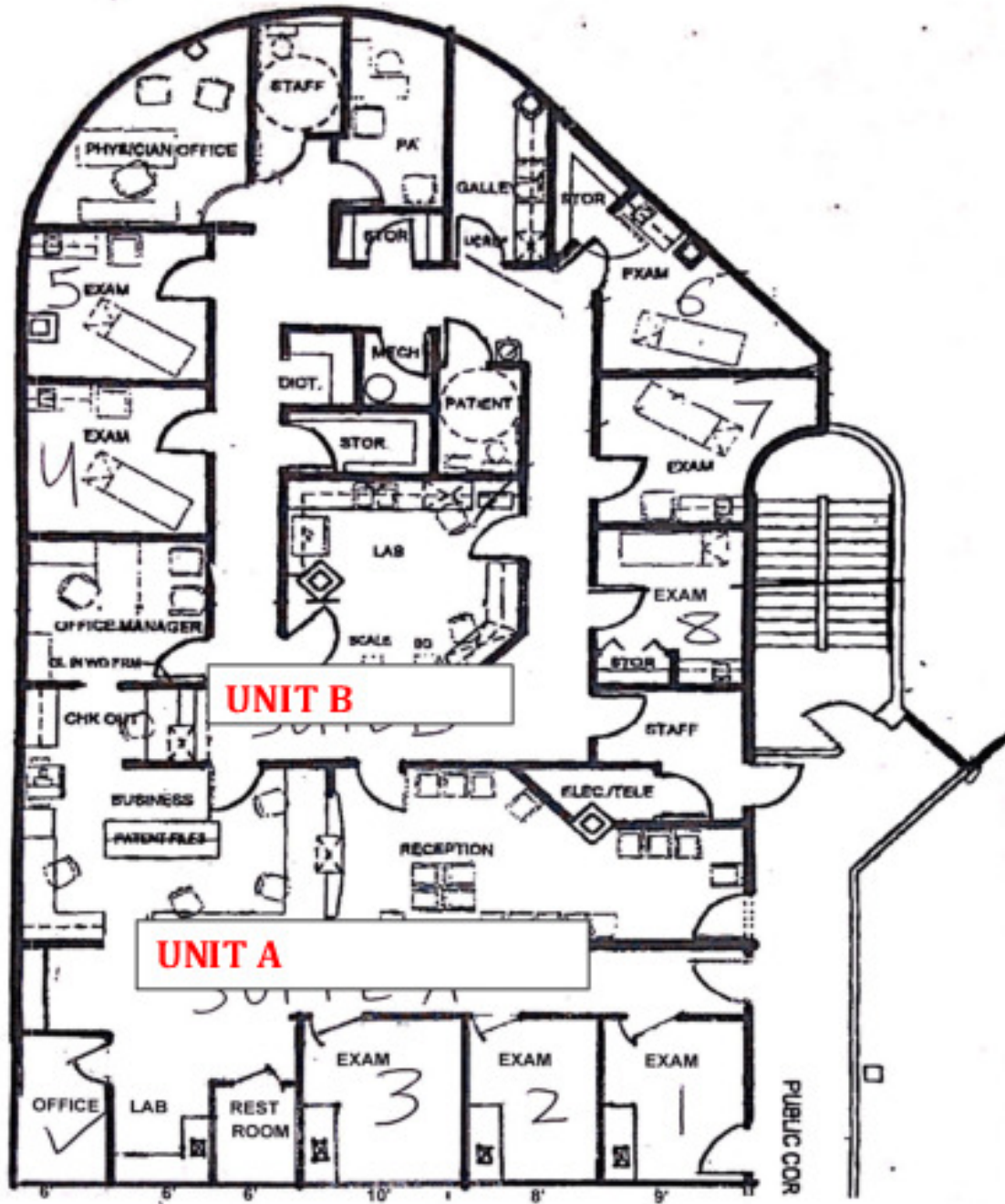
FLOOR PLAN

7350 SAND LAKE COMMONS BOULEVARD, UNIT 93, ORLANDO, FL 32819

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7350 SAND LAKE COMMONS BLVD. UNIT 93 (SUITE 2225)



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LOCATION MAP

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Google

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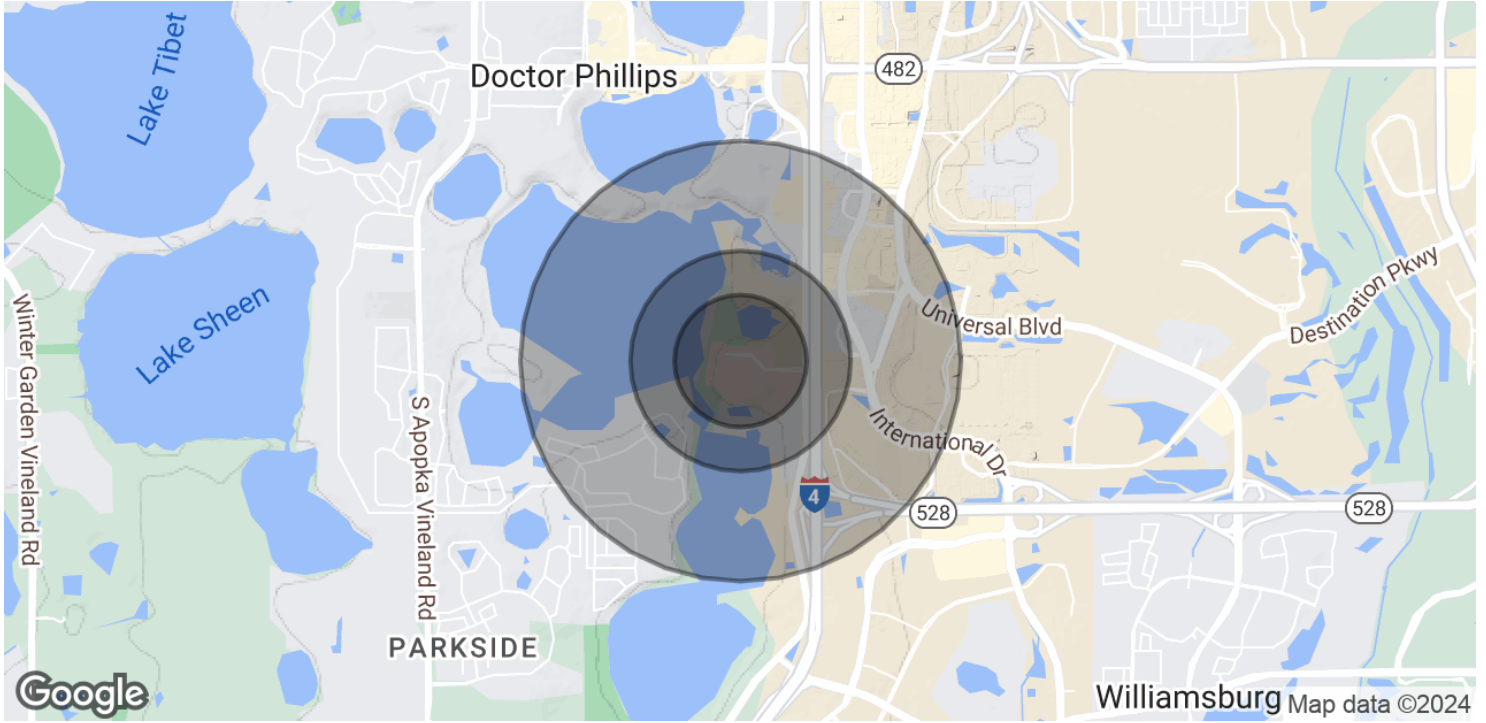
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	528	1,190	4,325
Average Age	42	42	42
Average Age (Male)	41	41	41
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	195	461	1,849
# of Persons per HH	2.7	2.6	2.3
Average HH Income	\$191,444	\$182,575	\$157,416
Average House Value	\$809,437	\$813,067	\$808,232

Demographics data derived from AlphaMap

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