

# Completely Remodeled Medical Office Condo

For Sale \$439,000  
 2100 NE 36 St. (Sample Rd.)  
 Suite 202  
 Lighthouse Point, FL 33064



<b>FOR SALE</b>	<b>Suite 202 1,330 Sq. Ft.</b>		
<b>DESCRIPTION</b>	PRICE REDUCED!! Completely remodeled medical office condo for sale in prestigious Lighthouse Point. This condo includes large waiting and reception area with ample parking less than 2 miles from Broward Health North. This suite contains 3 private offices and conference room. Recent upgrades include new flooring, lighting, painting and ADA bathroom. Located in an area of high-income demographics.		
<b>VIDEO TOUR</b>	<a href="https://www.youtube.com/embed/l8HszKlbefc?rel=0">https://www.youtube.com/embed/l8HszKlbefc?rel=0</a>		
<b>LOCATION</b>	Located on the SE Corner of NE 36 St (East Sample Rd.) and of NE 21 Ave. 1 block east of N. Federal Hwy.		
<b>PRICING</b>	\$475,000 or \$330.00/ Sq. Ft. Condo fee is \$421/ month.		
<b>YEAR BUILT</b>	1999		
<b>PARKING</b>	63 Surface Spaces are available		
<b>ZONING/ FOLIO</b>	B2A Lighthouse Point 4843-19-AC-0040		
<b>DEMOGRAPHICS 2023</b>		<b>1 mile</b>	<b>3 mile</b>
	HH Population:	15,879	106,190
	Average HH Income:	\$93,753	\$77,172
			<b>5 mile</b>
			221,210
			\$83,535

Disclaimer: This offering subject to errors, omissions, prior sale or withdrawal without notice.

**CAMPBELL & ROSEMURGY**  
 COMMERCIAL REAL ESTATE

**John D. McQueston**

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1233 E. Hillsboro Blvd  
 Deerfield Beach, FL  
 33441

954.427.8686 T.  
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# Location Map

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# Additional Photos

For Sale \$439,000  
2100 NE 36 St. (Sample Rd.)  
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Lobby



Conference Room



Main Office



Remolded Bathroom



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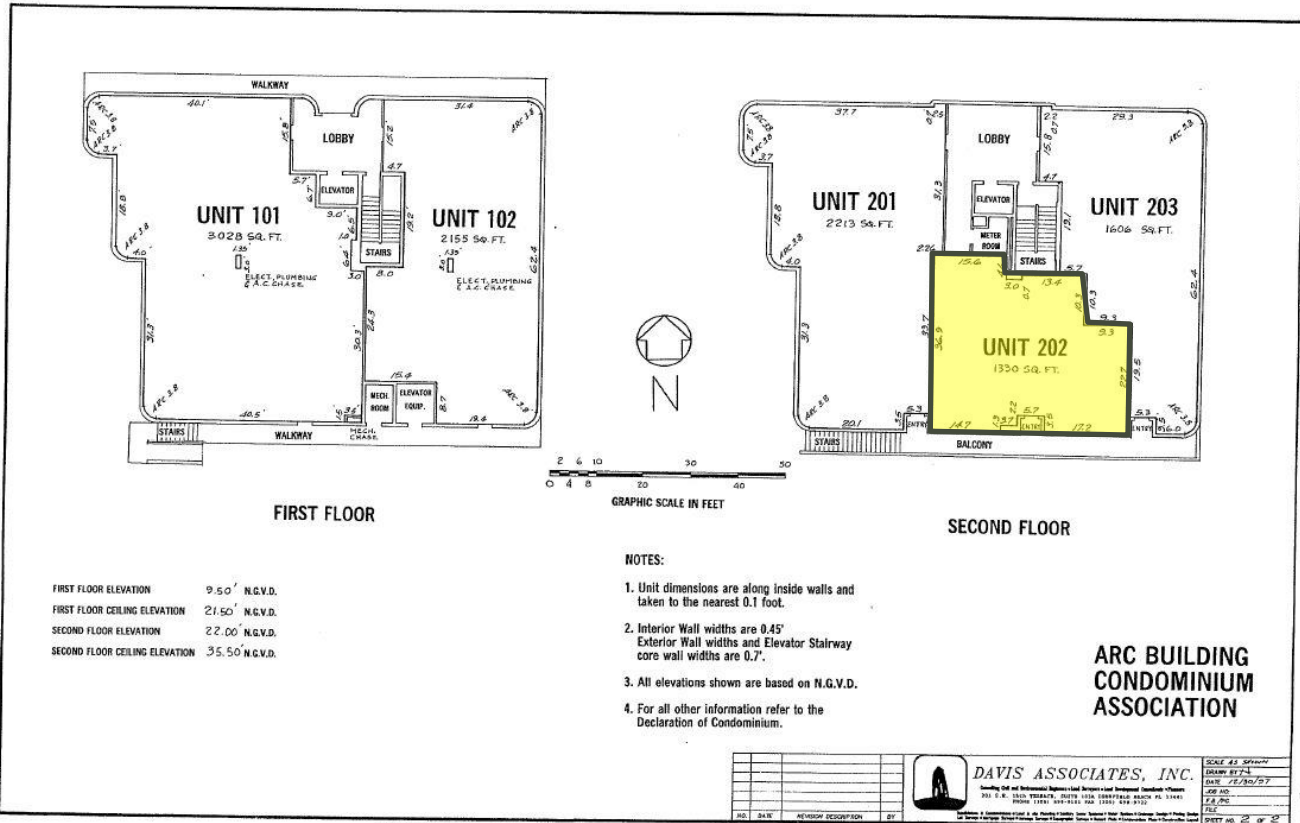
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# Floorplan

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