



## 7540 SW 61 Ave. South Miami, Florida 33143

**NEW PRICE: \$2,900,000**  
**Adjusted SF: 7,174**  
**Net Usable SF: 4,000 +/-**  
**Built: 1975**

**Primary land use: Professional Office Building**  
**Lot Size: 12,160 SF**  
**Parking: 22 spaces (12 covered)**  
**# Stories: 2**

**REMARKS:** RE/MAX Commercial and the Florida Commercial Team LLC are proud to present this two story medical office building located only one block from the South Miami Medical Complex. Property consists of seven exam rooms, X-ray room, three executive offices, four bathrooms, kitchen/lounge, waiting room/reception, elevator, and a large general office space. Currently leased for \$42 psf, NNN, or \$168,000 net. Leased as a medical office. By appointment only.

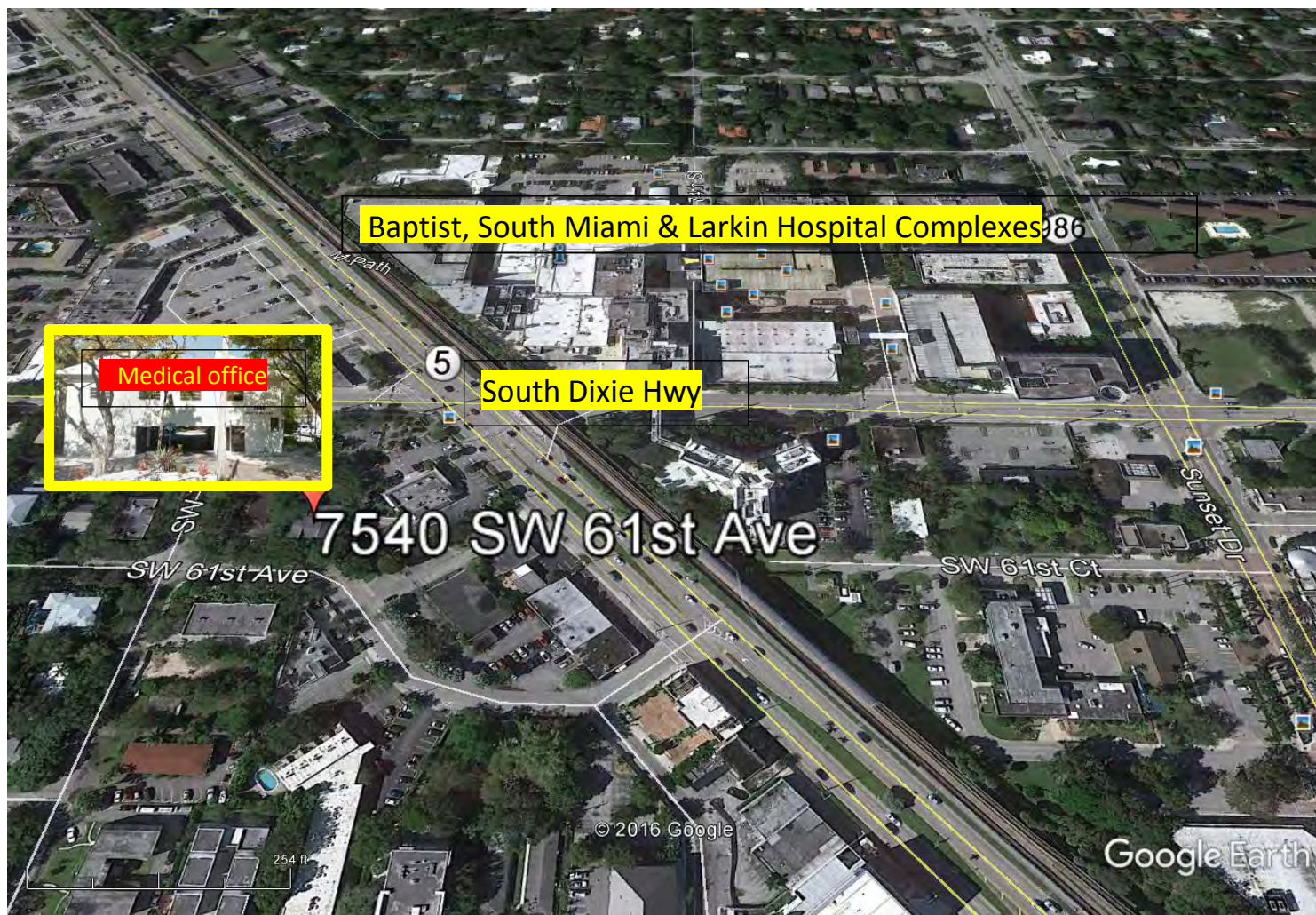
Paul Silverstein, P.A.  
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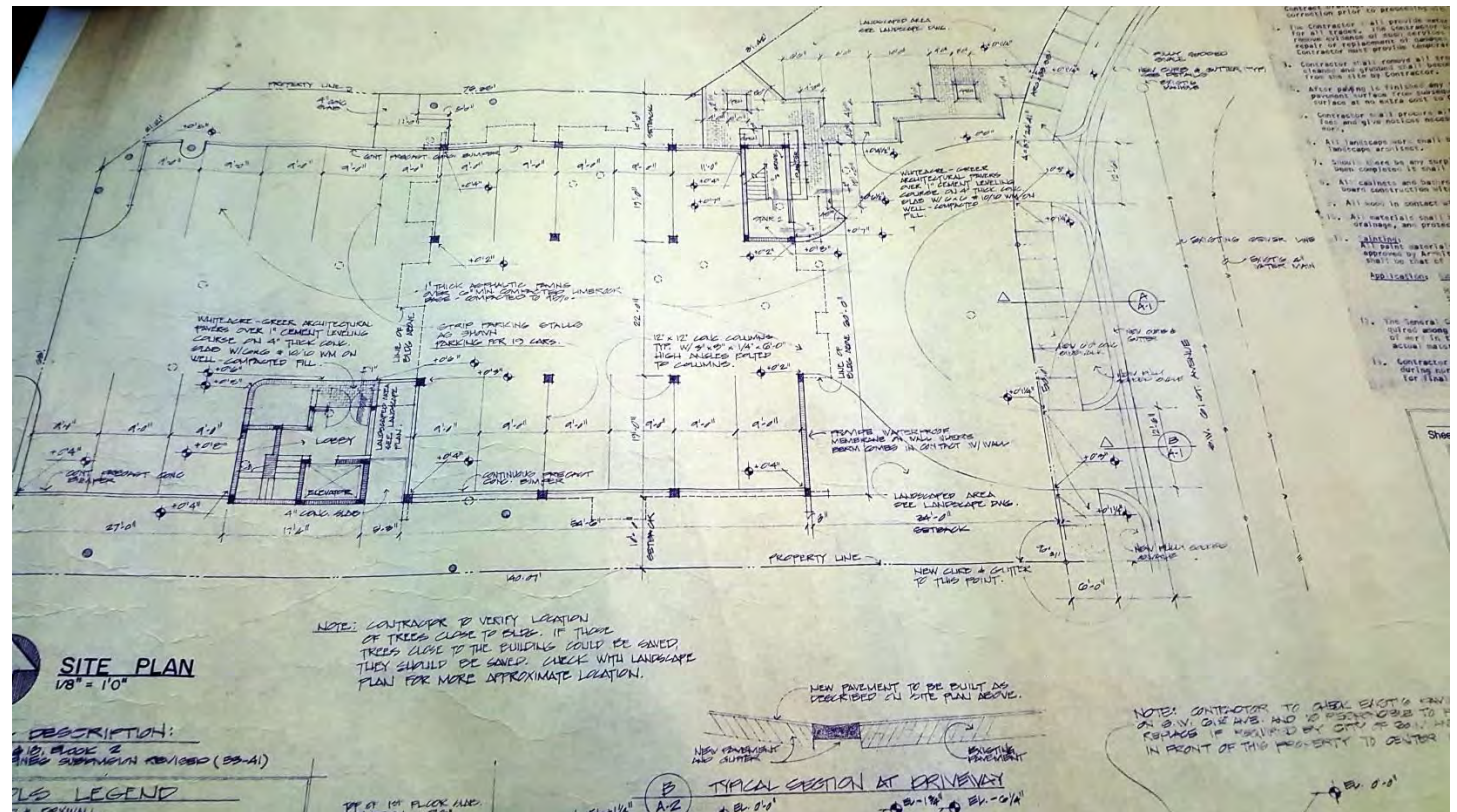
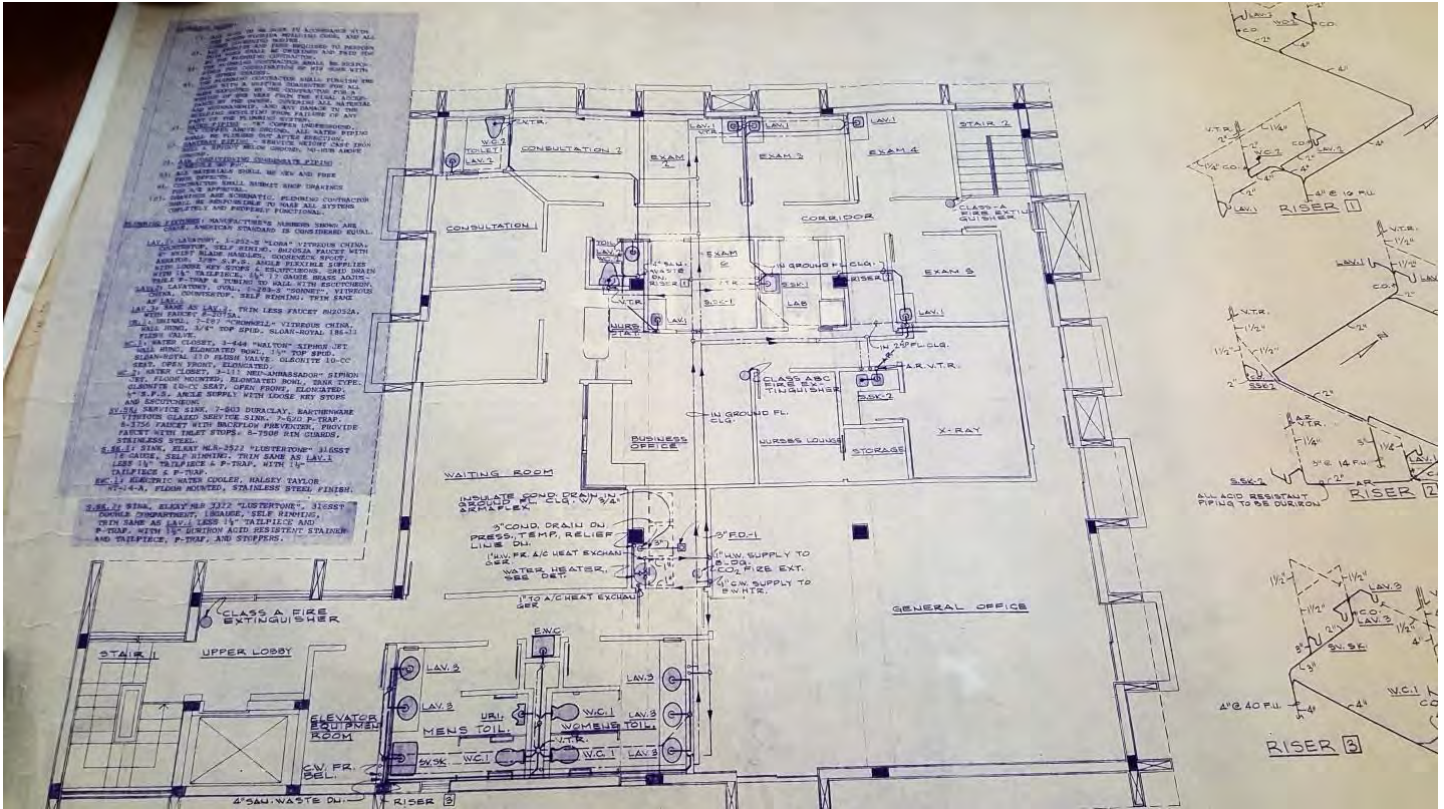
Issabella Silverstein  
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# Location in Relation to Baptist, South Miami & Larkin Hospital Complexes



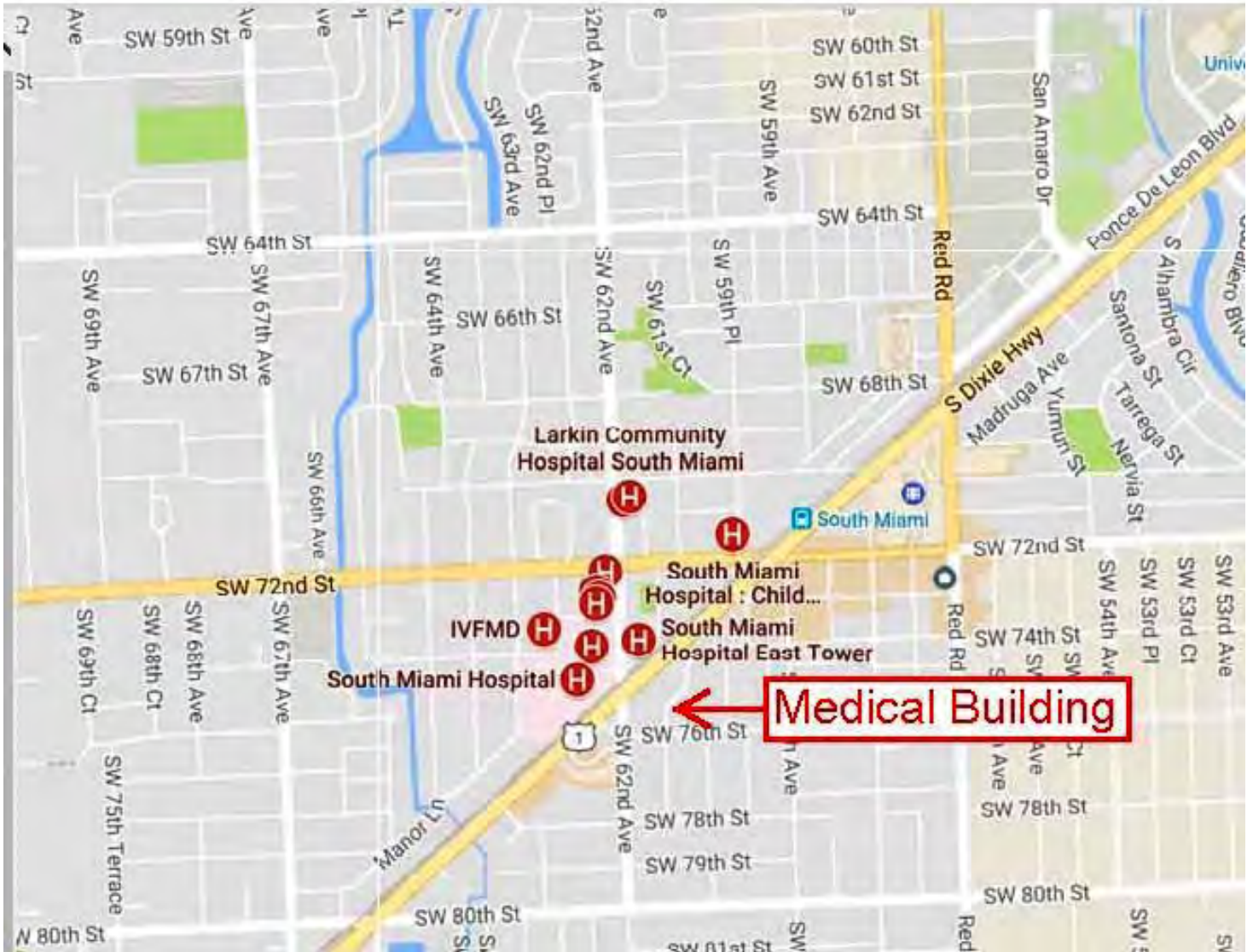




florida commercial team



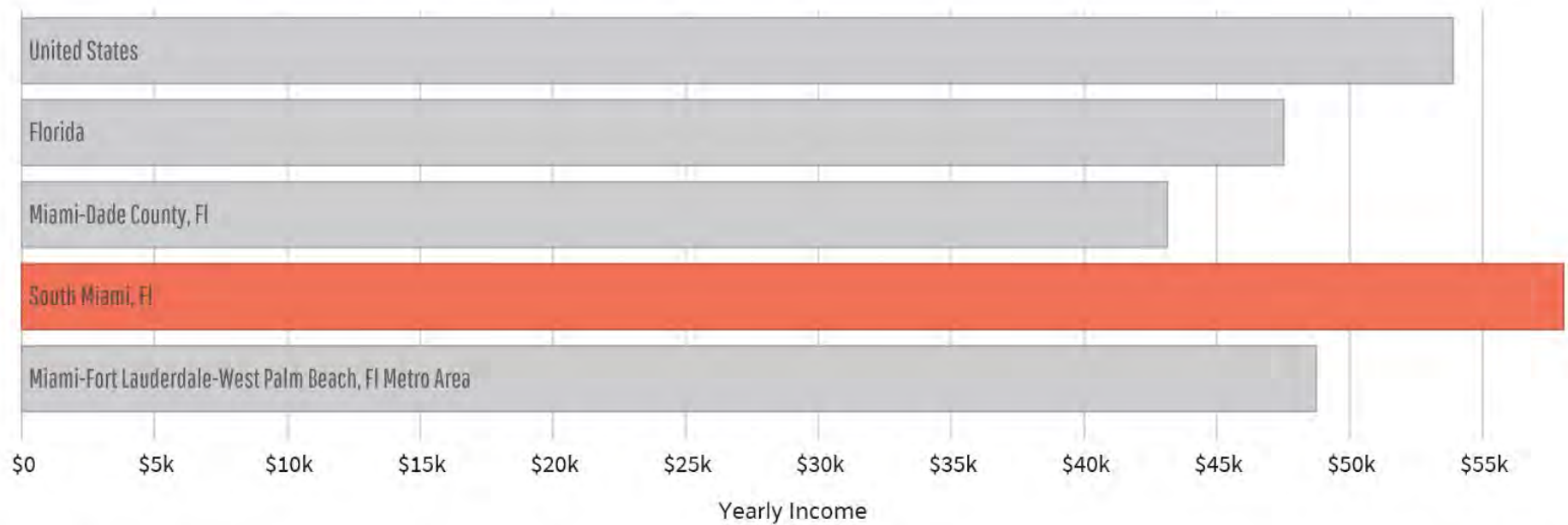
## LOCATION MAP FOR ADJACENT HOSPITAL COMPLEXES





## Demographics

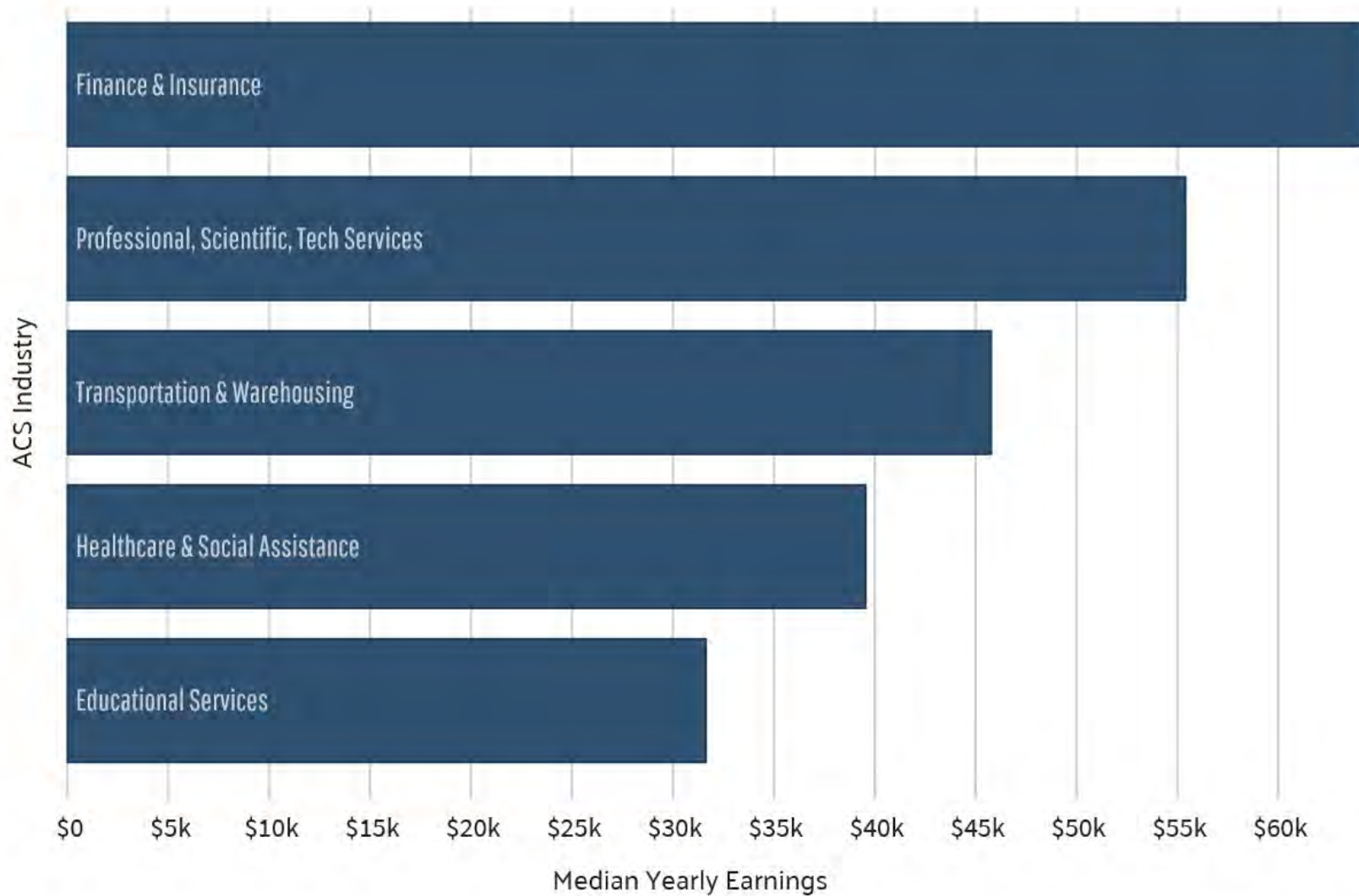
# Median Household Income in South Miami, FL



Dataset: ACS 5-year Estimate  
Source: Census Bureau

**DATAUSA**

# Highest Paying ACS Industries in South Miami, FL

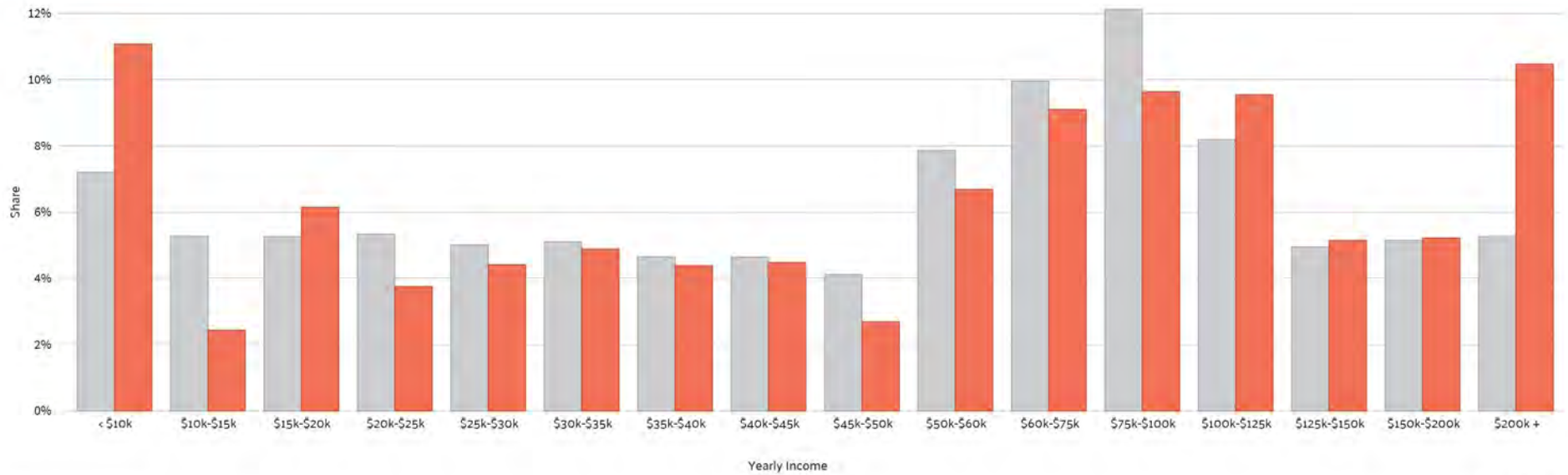


Dataset: ACS 3-year Estimate  
Source: Census Bureau

DATA USA

## Household Income in South Miami, FL

Please note that the buckets used in this visualization were not evenly distributed by ACS when publishing the data.



Dataset: ACS 5-year Estimate  
Source: Census Bureau

DATAUSA:



## DISCLOSURE & CONFIDENTIALITY AGREEMENT

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We endeavor to provide the very best services possible to the clients we represent in this memorandum and consistent with the law and any fiduciary duties owed to the clients we represent.

This memorandum is provided for you and is solely for informational purposes and is not to be relied on by any prospective purchaser. It does not purport to be all inclusive in any way, of information prospective purchasers may require to fully and appropriately evaluate the nature and use of this property and to determine its suitability for purchasers use.

While there are no financial projections included in this offering, neither Brokers nor owner make any representations as to any financial performance as it relates to the property. All references as to size, shape, acreages, square footages are approximations only and shall be determined by a formal survey conducted by the purchaser at his own expense.

This offering is shall be used only for general information purposes and the property may be sold, placed under contract, and/or withdrawn from the market without notice. Receipt of this memorandum shall not create an obligation on either the owner or broker, and this memorandum is available simply for prospective purchasers to commence their due diligence for determining the suitability of the property for purchaser. No obligation between owner and a prospective purchaser shall be created or exist by the receipt of this memorandum unless or until there is a formal Purchase and Sale Agreement executed by the parties.

In accepting this memorandum you agree that said memorandum and the information it contains is confidential and shall not be shared with any unrelated third party without the prior written authorization of the owner or brokers.