

# Medical Office Condo in Lighthouse Point

For Sale \$471,000  
2100 NE 36 St. (Sample Rd.)  
Suite 203  
Lighthouse Point, FL 33064



<b>FOR SALE</b>	<b>Suite 203 1,606 Sq. Ft.</b>			
<b>DESCRIPTION</b>	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 3 exam rooms, 2 bathrooms, kitchen and storage area. Located in an area of high income demographic and traffic count.			
<b>VIDEO TOUR</b>	<a href="https://www.youtube.com/embed/j7lqjAFlekw?rel=0">https://www.youtube.com/embed/j7lqjAFlekw?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>	\$471,000 or \$293/ Sq. Ft. Shared tenant pays \$1,350/ month plus ½ electric. Condo fee is \$707/ month.			
<b>YEAR BUILT/ TRAFFIC COUNT</b>	1999 Traffic Count, 31,519			
<b>PARKING</b>	63 Surface Spaces are available			
<b>ZONING/ FOLIO</b>	B2A Lighthouse Point 4843 19 AC 0050			
<b>DEMOGRAPHICS 2021</b>		<b>1 mile</b>	<b>3 mile</b>	<b>5 mile</b>
	HH Population:	17,506	109,676	227,364
	Average HH Income:	\$96,396	\$78,301	\$87,523

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

1233 E. Hillsboro Blvd  
Deerfield Beach, FL  
33441

954.427.8686 T.  
954.427.0117 F.

**CAMPBELL & ROSEMURGY**  
COMMERCIAL REAL ESTATE

**John D. McQuestion**

[john@johnmcquestion.com](mailto:john@johnmcquestion.com) • 561-706-7721 (cell)

[www.johnmcquestion.com](http://www.johnmcquestion.com)

# Location Map

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FOR MORE INFORMATION:

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# Additional Photos

For Sale \$471,000  
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Lobby



Tenant Roster



Reception Area



Hallway



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