Medical Office Condo in Lighthouse Point

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



| DESCRIPTION | 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. | | | | |
|---------------------------|--|-------------------------------------|--------------------------------------|--------------------------------------|--|
| VIDEO TOUR | https://www.youtube.com/embed/j7lqjAFlekw?rel=0 | | | | |
| LOCATION | Located on the SE Corner of NE 36 St (East Sample Rd.) and of NE 21 Ave. 1 block east of N. Federal Hwy. | | | | |
| PRICING | \$471,000 or \$293/ Sq. Ft. Shared tenant pays \$1,350/ month plus $\frac{1}{2}$ electric. Condo fee is \$707/ month. | | | | |
| YEAR BUILT/ TRAFFIC COUNT | 1999 Traffic Count, 31,519 | | | | |
| PARKING | 63 Surface Spaces are available | | | | |
| ZONING/ FOLIO | B2A Lighthouse Point 4843 19 AC 0050 | | | | |
| DEMOGRAPHICS 2021 | HH Population: Average HH Income: | 1 mile 17,506 \$96,396 | 3 mile 109.676 \$78,301 | 5 mile 227,364 \$87,523 | |

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

CAMPBELL & ROSEMURGY

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Location Map

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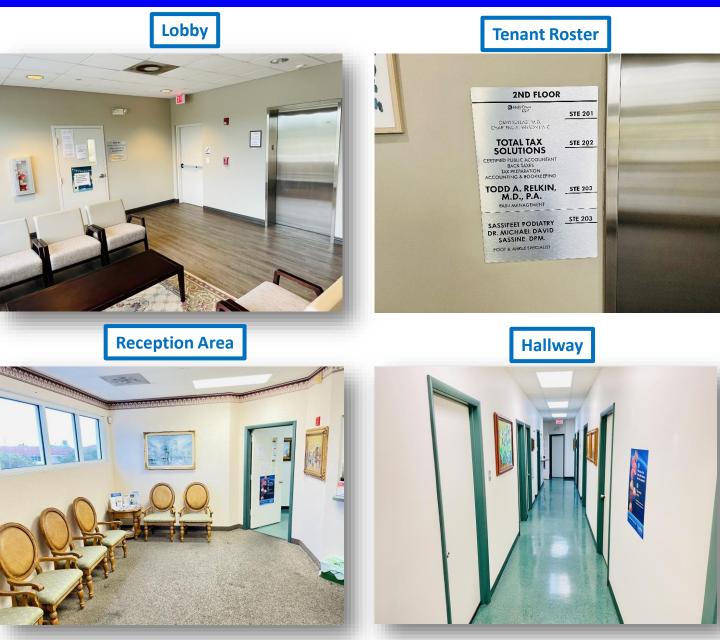
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Additional Photos

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