



750 S FEDERAL HWY, HOLLYWOOD, FL 33020 MEDICAL OFFICE

Fausto Commercial proudly presents a prime single-tenant medical office investment located at 750 S Federal Hwy in Hollywood, FL. Priced at \$5,000,000, the 8,759 SF building sits on a combined 26,141 SF of land, which includes an adjacent 5,455 SF parking lot. The property is leased to a stable medical tenant under a NNN lease, currently generating \$255,000 in annual income with a 2.5% yearly increase over the next five years. This offering provides investors with secure cash flow, built-in rent escalations, and long-term upside potential in a high-demand location.

PRICE: \$5,000,000

Building Size: 8,759 SF

Land Size: 26,141 SF

Zoning: FH-2

Year Built: 1965

Tenant	Year	ProForma	Cap Rate	Recovery Type	Annual Increase
Vidamax Medical Clinics	2025	\$255,000	5.10%	NNN	2.5%
	2026	\$261,375	5.23%		
	2027	\$267,909	5.36%		
	2028	\$274,607	5.49%		
	2029	281,472	5.63%		

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