

Offered at:  
**\$1,290,000**

**Keyes**®



# MEDICAL OFFICE FOR SALE

,Owner Use

1624 E Atlantic Blvd is a 1,402 sq. ft. single-story office building, currently configured for medical use, located in a prime Pompano Beach corridor. Built in 1953 and classified as Class C, it sits on a 0.17-acre lot with seven parking spaces and B-1 zoning. The property offers excellent visibility on Atlantic Blvd, convenient access to major roads, and proximity to shopping, dining, and the beach. Ideal for owner-users or investors seeking a well-positioned office space in a vibrant commercial district.



**"MICHELLE"  
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# Keyes<sup>®</sup>

## PROPERTY DESCRIPTION OVERVIEW



### Description

- 1624 E Atlantic Blvd Pompano Beach, FL 33060
- Building Size: 1,402 sq. ft.
- Occupancy: Single tenant (currently medical office use)
- Type of Building: Office Building – Medical Office (Class C)

### Overview

- Property Type: Office Building (Medical Office)
- Building Size: ~1,402 sq. ft.
- Lot Size: ~0.17 acres (~7,200 sq. ft.)
- Stories: 1
- Building Class: C
- Year Built: 1953 (some sources mention 1978 for improvements)
- Renovated: Not specified
- Zoning: B-1 (Pompano Beach)
- Current Use: Medical office
- Occupancy: Single tenant
- Tenancy: Owner-user or single tenant
- Parking: 7 spaces (~5 spaces per 1,000 sq. ft.)



1624 E Atlantic Blvd  
Pompano Beach, FL  
33060

### CONTACT

786-338-5382

Price

**\$1,290,000** /yearly

### MAIL

Lirealtyfl@gmail.com

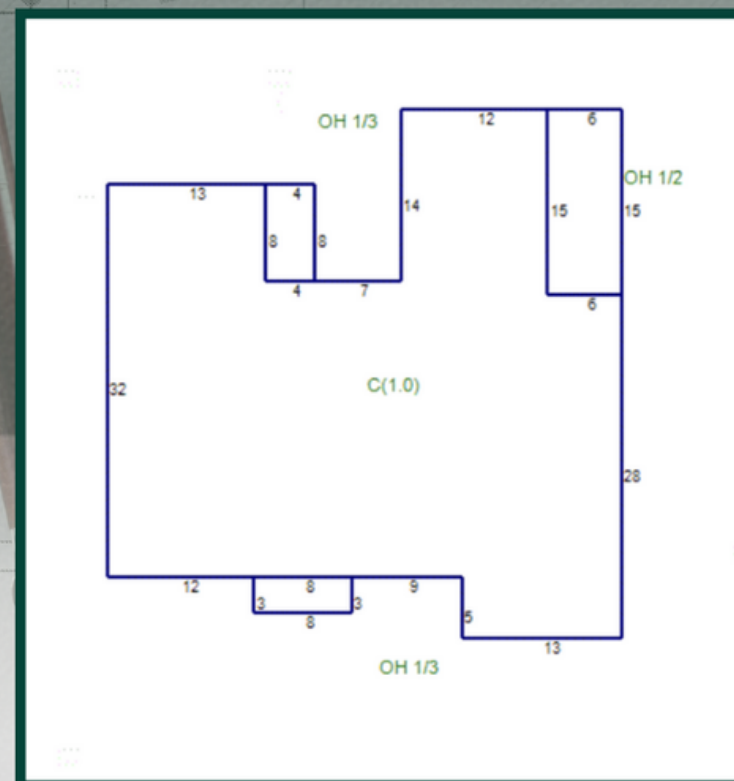
# INCOME DEMOGRAPHIC

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| Demographics      | 3 Miles  | 5 Miles  | 10 Miles |
|-------------------|----------|----------|----------|
| Total Households  | 49,236   | 108,200  | 403,653  |
| Total Popultion   | 109,490  | 244,476  | 967,165  |
| Average HH Income | \$95,389 | \$95,344 | \$99,049 |

## Building freatures

- Property Type: Office Building (Medical Office)
- Building Size: ~1,402 sq. ft.
- Lot Size: ~0.17 acres (≈7,200 sq. ft.)
- Stories: 1
- Building Class: C
- Year Built: 1953
- Zoning: B-1 (Business District)
- Current Use: Medical office
- Occupancy: Single tenant
- Tenancy: Owner-user or single tenant
- Parking: 7 spaces (≈5 spaces per 1,000 sq. ft.)
- Location Highlights: High visibility on Atlantic Blvd, easy access to major roads, near shopping and dining



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This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.