

# FOR SALE

S



## 7797 N University Drive Tamarac, Florida

**2,140 SF AVAILABLE | FOR SALE**

**Stu Fagen**  
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T 516.874.8070 x1503

# SABRE



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7797 N University Drive  
Tamarac, Florida



## MEDICAL CONDO AVAILABLE | FOR SALE

**ADDRESS:** 7797 N University Drive Tamarac, FL  
Suites 101 & 102

**SPACE AVAILABLE:** 2,140 SF

**ASKING PRICE:** \$825,000

**TAXES:** \$9,500 +/-

**USE:** Medical

**YEAR BUILT:** 1989

**AREA GENERATORS:** Tamarac University  
Hospital

**AREA RETAIL:**  
UPS Store, Publix, Home Depot, Burger King,  
Chase Bank, ALDI, Walmart, Sarku Japan,  
AutoZone, Mattress Firm, CVS, and many more...

Demographics	1 mile	3 miles	5 miles
Population	19,428	180,534	452,598
Median HHI	\$78,956	\$75,914	\$73,076
Daytime Population	7,323	56,478	169,430

- Fully built out Chiropractor/Physical therapy office code for sale
- Close proximity to Tamarac University Hospital. 13 rooms, 1 reception, 2 bathrooms (1 has a shower), 11 reserved parking spots
- Call for a discreet showing

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## PROPERTY PHOTOS



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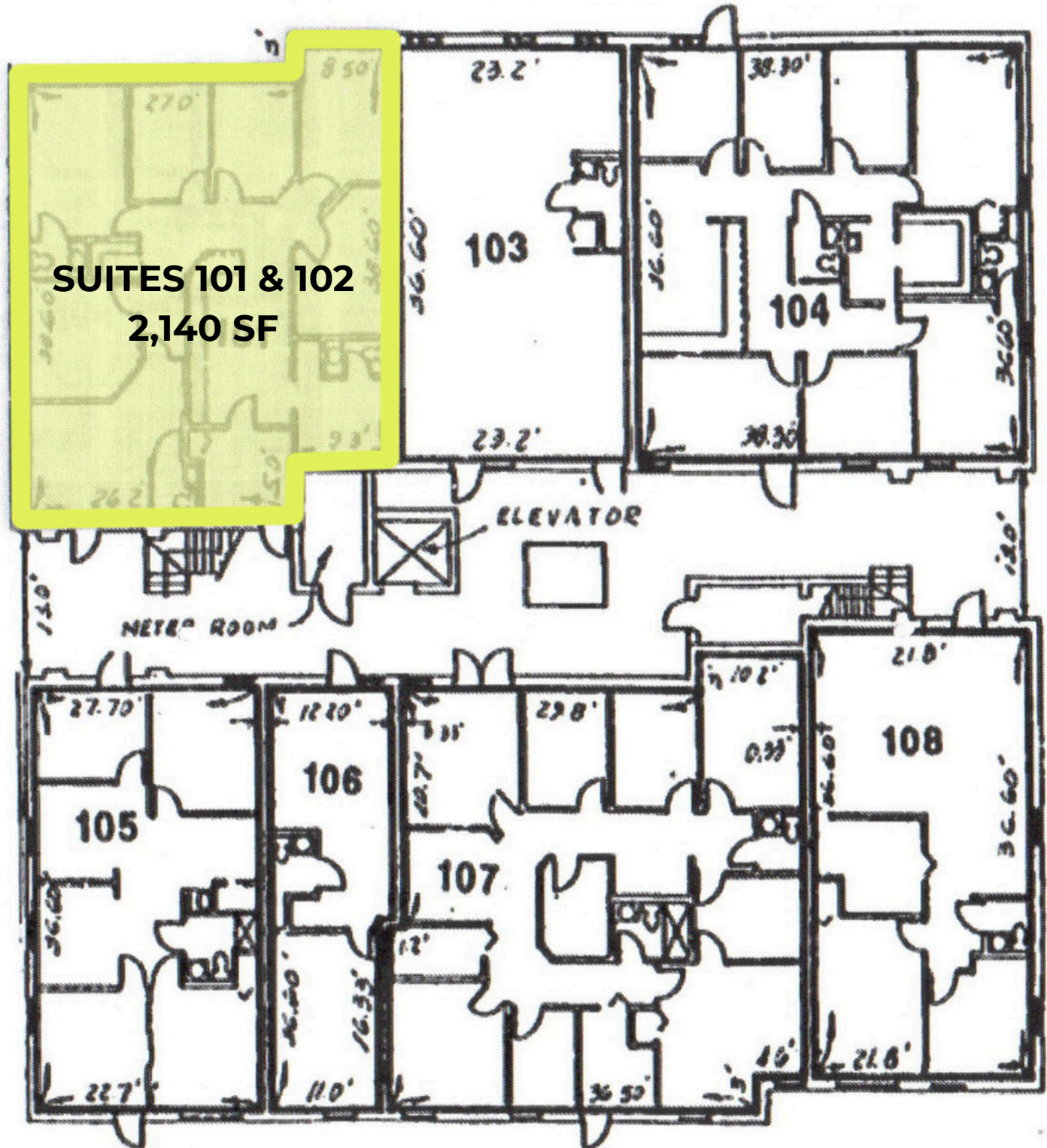
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## SITE PLAN





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AERIAL



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