

FOR SALE

4801 N Federal Hwy

4801 N FEDERAL HWY

Fort Lauderdale, FL 33308

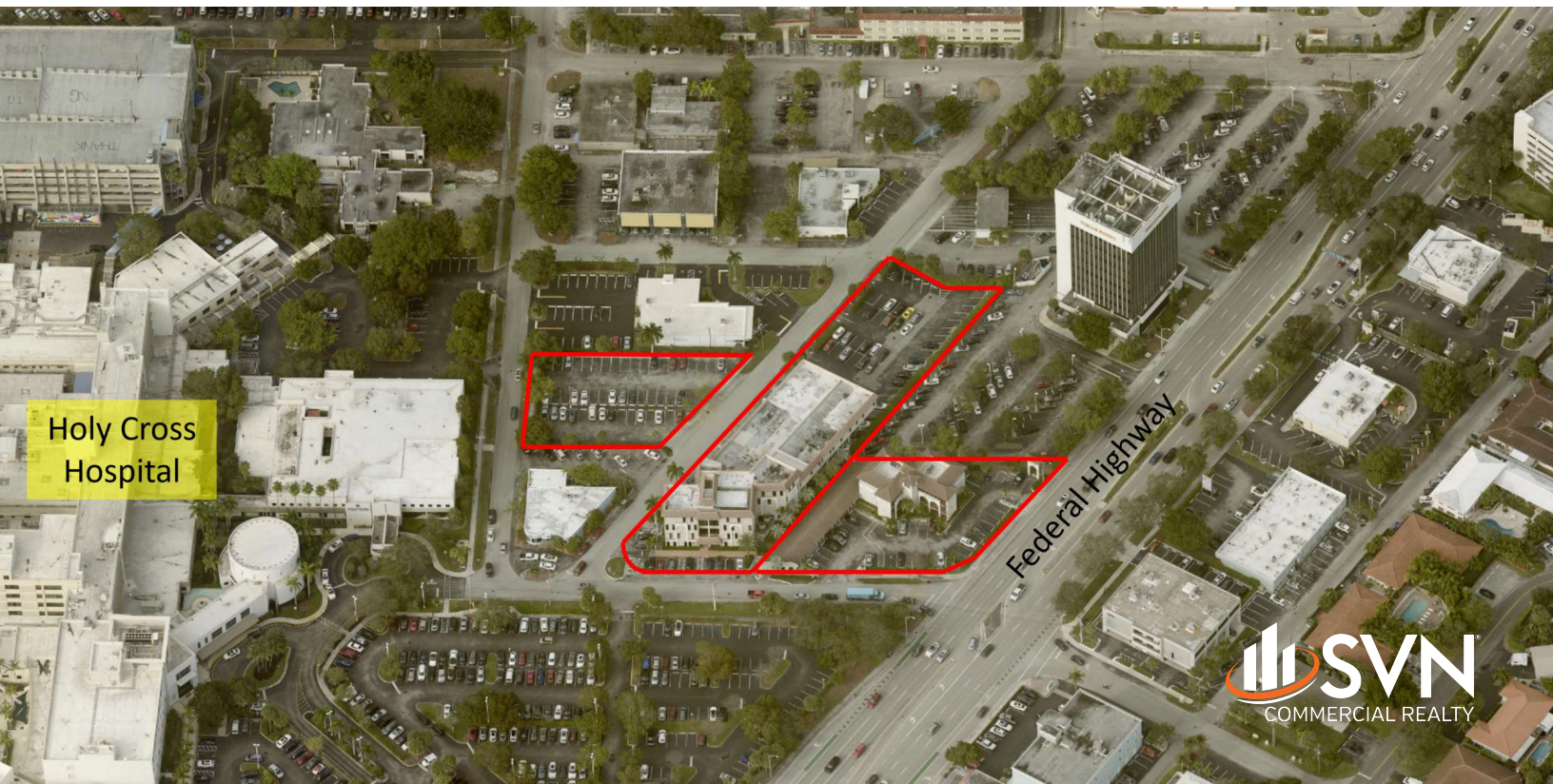
PRESENTED BY:

PETER MESSINA, CCIM

C: 954.816.7538
peter@svncr.com

STEVE DAVIS

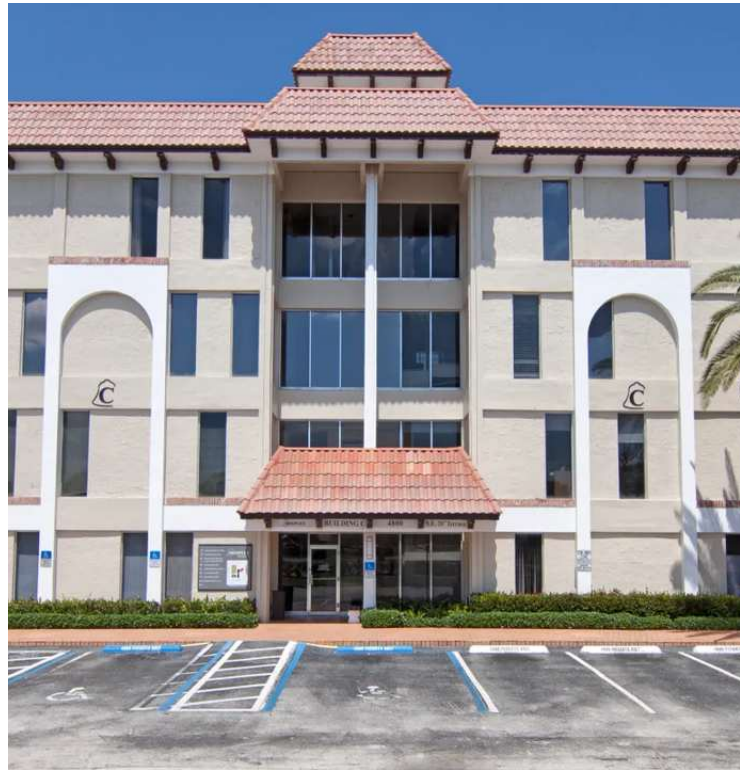
C: 954.650.7824
steve@svncr.com



Holy Cross
Hospital



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$12,350,000
TOTAL BUILDING SIZE:	56,243 SF
BUILDINGS:	2
PARCELS:	3
LOT SIZE:	2.02 Acres
PRICE / SF:	\$220.00/sf
CAP RATE:	6.0%
NOI:	\$738,110.76
YEAR BUILT:	1962
ZONING:	B-1
APN:	494213200020 - 494213200010 - 494213010410

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PROPERTY DESCRIPTION

SVN Commercial Realty is pleased to present this opportunity to purchase a stabilized Medical Office Building (M.O.B.). This +/- 56,000 SF, 2-building M.O.B. sits on the campus of Holy Cross Hospital which in 2022 was named in the top 8 best regional hospitals in South FL by U.S. News.

The property is known as Medical Office Complex or MedPlex. This long-established M.O.B. has many tenants that have maintained occupancy at the property for over 10 years. The buyer will benefit from a stabilized, cash flowing asset at time of ownership. Additional benefits include the unrealized upside of increased rents, change over from MG to NNN and switching from net leasable space size. With the addition of the 1,245 SF management office and a change to gross rentable square footages, the buyer can achieve over 15% increases in gross leasable space.

MedPlex is located on campus of Holy Cross Hospital with frontage and excellent visibility on Federal Hwy. The property benefits from multiple points of access allowing for excellent ingress and egress in all directions.