

# 661 E. ALTAMONTE DRIVE - SUITE 231

Altamonte Medical Plaza | Altamonte Springs, FL 32701

3,467 SF MEDICAL OFFICE CONDO FOR SALE



**Amy Calandrino, CCIM, SIOR**

Director

+1 407 492 0433

[amy.calandrino@cushwake.com](mailto:amy.calandrino@cushwake.com)



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## PROPERTY DESCRIPTION

Medical Office Condo For Sale

This 3,467 SF medical office is located within the AdventHealth Altamonte Springs campus, offering a prime opportunity for healthcare professionals seeking a high-visibility, convenient location. The suite is fully built-out and move-in ready, featuring a versatile layout with specialized medical infrastructure suitable for a variety of healthcare practices.

The floorplan includes nine private offices and nine clinic/exam rooms, along with procedure spaces, nurse stations, restrooms, and a welcoming waiting area. Ample storage and administrative space support efficient daily operations, while the design ensures smooth patient flow and a professional environment for both staff and visitors.

Directly adjacent to AdventHealth, this medical office provides seamless access to the hospital's state-of-the-art facilities, making it ideal for medical practitioners who need to collaborate closely with hospital staff or wish to benefit from increased patient referrals. The office is filled with natural light, creating a professional and welcoming atmosphere.

### OFFERING SUMMARY

SALE PRICE	\$1,250,000
BUILDING SIZE	3,467 SF

### DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	374	1,367	6,214
TOTAL POPULATION	728	2,624	12,528
AVERAGE HH INCOME	\$82,450	\$85,568	\$85,251



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## FLOOR PLAN

Medical Office Condo For Sale



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## LOCATION MAP

Medical Office Condo For Sale

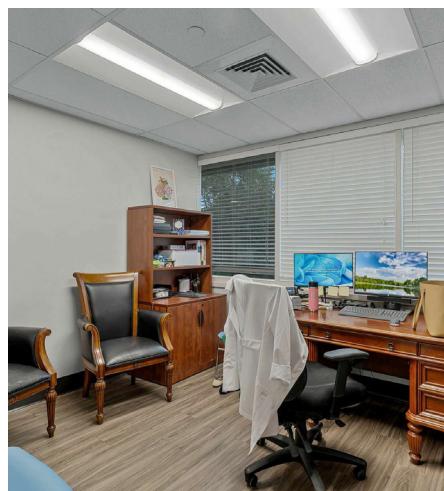
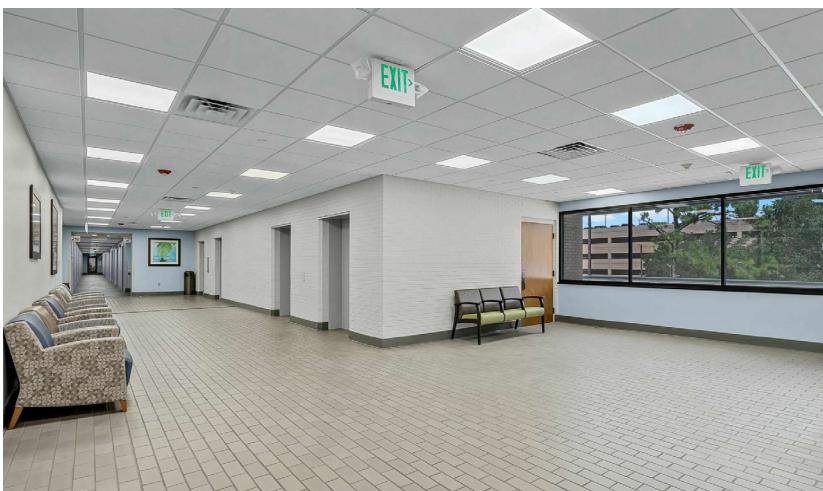
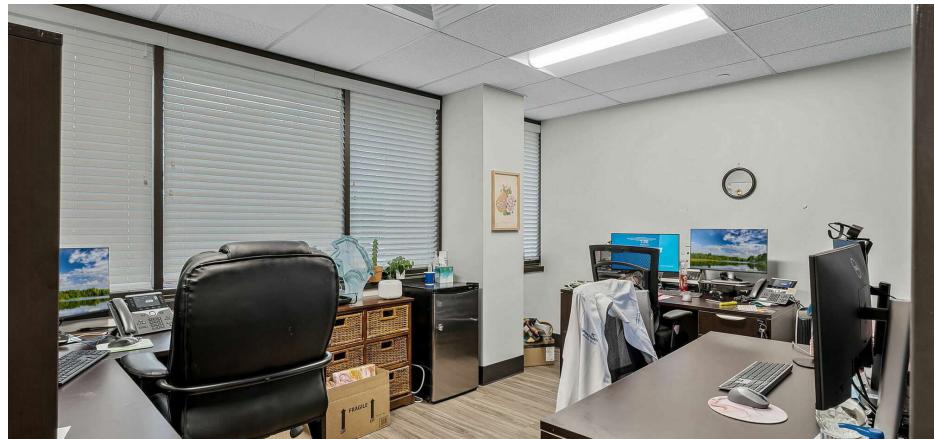


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## PHOTOS

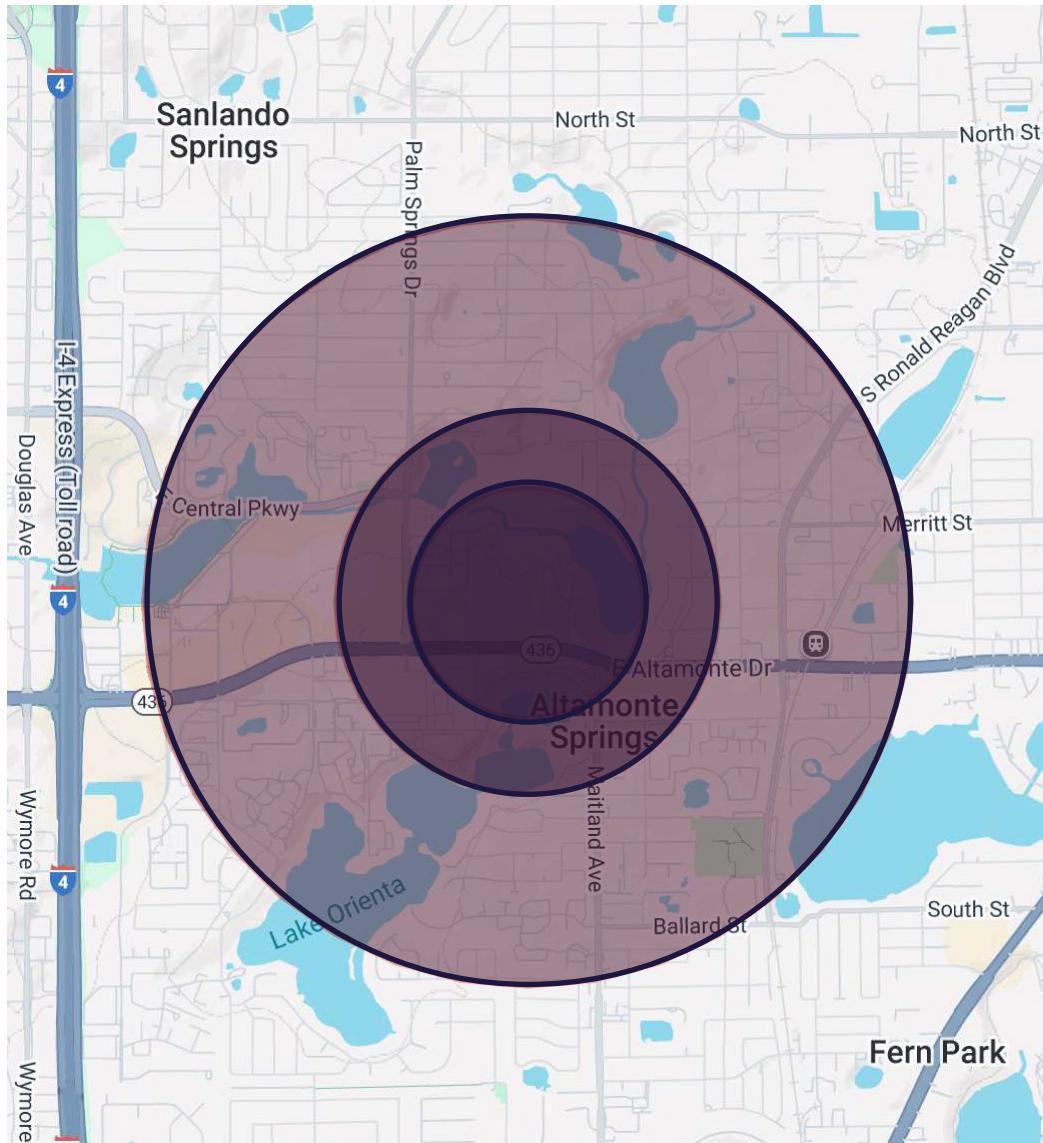
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## RADIUS MAP



## Medical Office Condo For Sale

POPULATION	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL POPULATION</b>	728	2,624	12,528
<b>AVERAGE AGE</b>	48	47	45
<b>AVERAGE AGE (MALE)</b>	45	44	42
<b>AVERAGE AGE (FEMALE)</b>	50	49	47

POPULATION	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL HOUSEHOLDS</b>	374	1,367	6,214
<b># OF PERSONS PER HH</b>	1.9	1.9	2
<b>AVERAGE HH INCOME</b>	\$82,450	\$85,568	\$85,251
<b>AVERAGE HOUSE VALUE</b>	\$296,227	\$314,065	\$326,672

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