

**STATE-OF-THE-ART
DENTAL SURGICAL BUILDING / MEDICAL OFFICE
FOR SALE**

415 SE 12TH STREET

FORT LAUDERDALE FL 33316

RPM LUXE
— REALTY —
RODGER P MORELLI, MBA



Property Description

RPM LUXE REALTY proudly presents this, state-of-the art, Dental Surgical Center / Medical Office building on East Davie Blvd in East Fort Lauderdale just 2 blocks from Broward Medical Center & Las Olas Blvd. This extraordinary property has recently undergone an extensive and modern renovation completely outfitting it for all aspects of a dental surgical practice. No detail has been overlooked.

The building features 6 exam / surgical rooms (5 large private surgical suites and 1 additional treatment room) all with compressed air water and vacuum lines, 2 executive offices, CBCD imaging room, customized sterilization room, reception and patient waiting room, administration work station for 3 employees, storage & break room, full kitchen and 2 patient restrooms (including handicap) and 1 private executive restroom. 15 parking spaces, galvanized metal/steel roof, impact windows, frosted windows for patient privacy, washer/dryer hooks ups, security system and cameras, buzzer entry - No expense has been spared! The property features several private offices designed to accommodate various business needs and sizes. Ideal for any type of physician, dental surgeon or general dentist wanting to start or expand their practice in the heart of Ft Lauderdale. Unbeatable A++ location! With 34500 vehicles passing per day.

Property Highlights

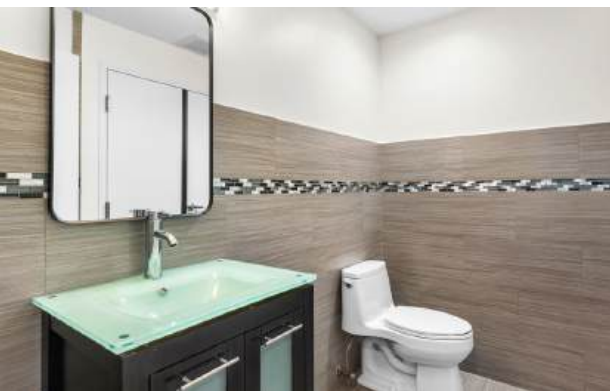
- Free Standing Turnkey Medical/Dental Office Building approved for IV Conscious Sedation
- Fully Renovated, Galvanized Metal/Steel Roof, Impact Windows & Doors
- 15 Parking Spaces
- 2 Blocks from Broward Medical Center, East Las Olas Blvd and Downtown FTL.
- 34500 vehicles per day, High visibility location directly on East Davie Blvd.

Offering Summary

Sale Price: **\$2,950,000**

Lot Size: **12,000 SF**

Building Size: **2531 SF**





DOWNTOWN FORT LAUDERDALE

EAST FORT LAUDERDALE

LAS OLAS

RIO VISTA

PROPERTY

DAVIE BLVD **DAVIE BLVD** **DAVIE BLVD**

FORT LAUDERDALE BEACH

RIO VISTA

LAS OLAS

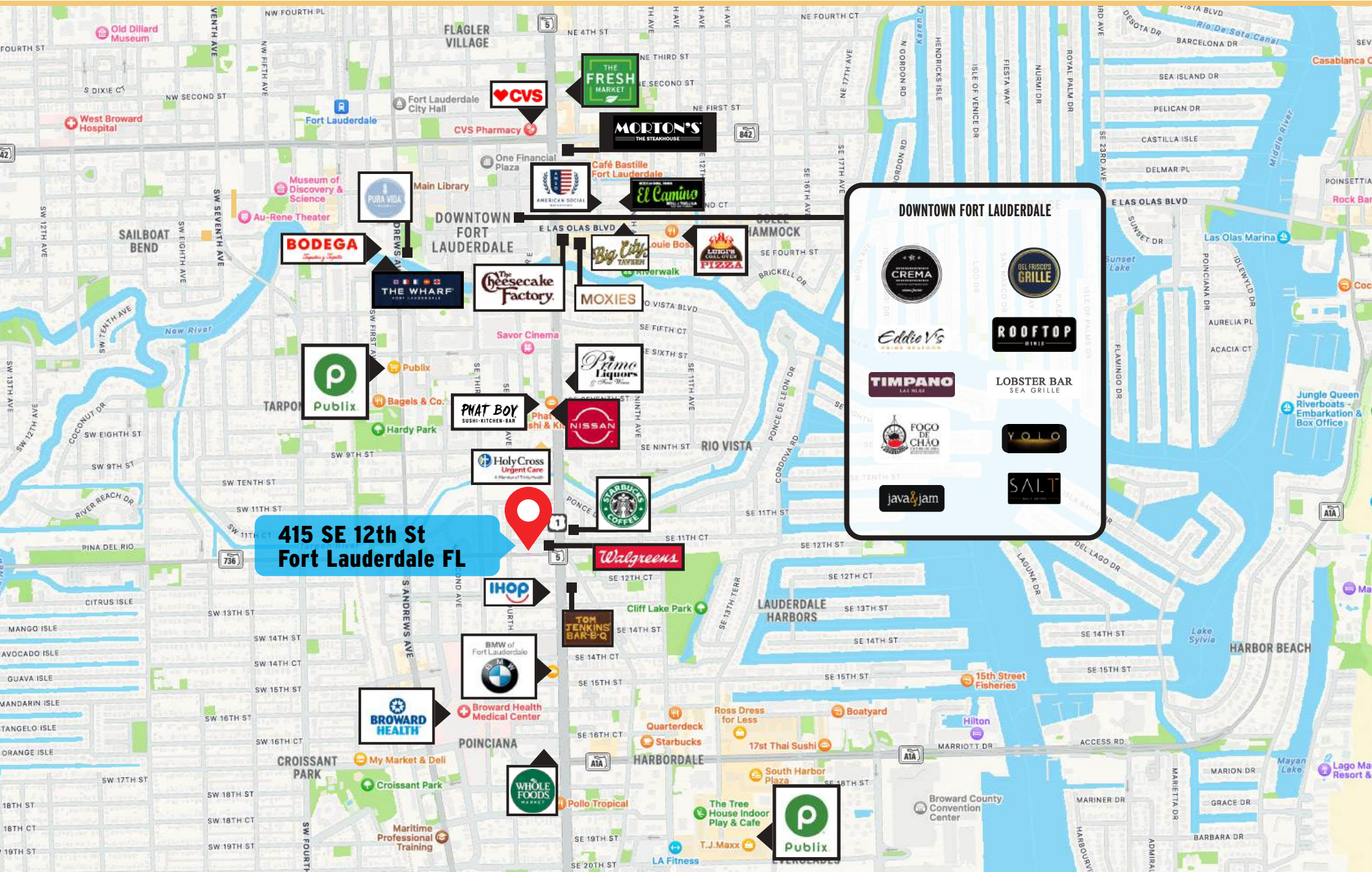
FEDERAL HIGHWAY
40,000 VPD

FEDERAL HIGHWAY
40,000 VPD

PROPERTY

DAVE BLVD
34,000 VPD

LOCAL POINTS OF INTEREST



**415 SE 12th St
Fort Lauderdale FL**

- DOWNTOWN FORT LAUDERDALE**
- CREMA
 - DEL FRISCO'S GRILLE
 - Eddio V's
 - ROOFTOP BIRL
 - TIMPANO
 - LOBSTER BAR SEA GRILLE
 - FOGO DE CHÃO
 - VOLO
 - java&jam
 - SALT































































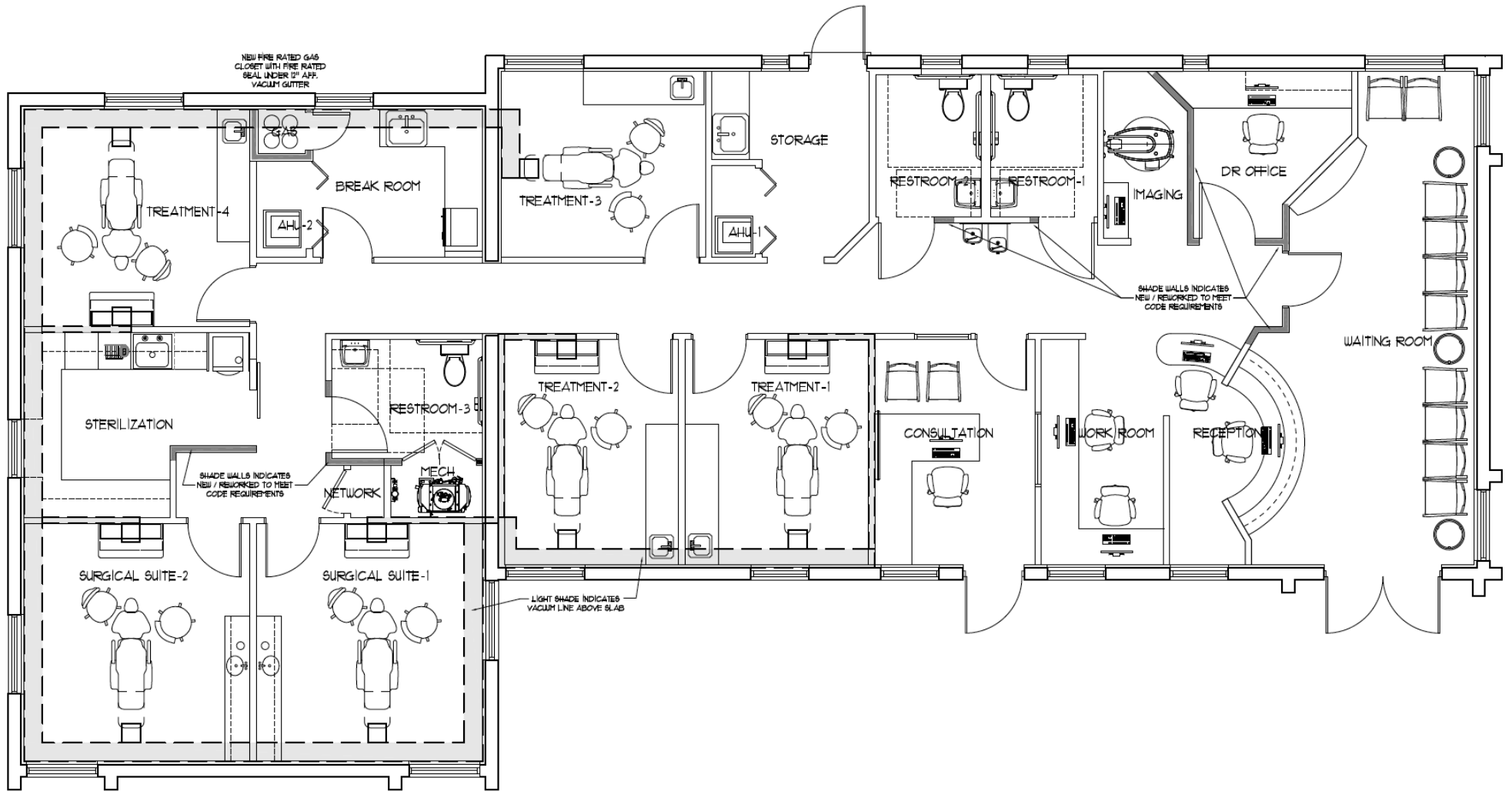








FLOORPLAN





415 SE 12th St Fort Lauderdale FL 33316

CONTACT US FOR MORE INFORMATION

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