



Merrick View
THE SPACE THAT
ELEVATES YOUR
BUSINESS

MEDICAL OFFICE FOR **SALE**

135 SAN LORENZO AVE, SUITE 100, CORAL GABLES, FL 33146



FOR SALE |

SUITE 100

\$1,950,000

2,677 RSF



OFFICE HIGHLIGHTS

- Two Admin Offices.
- Very efficient Medical build out.
- Generous reception & waiting area.
- Private area for four nurse stations.
- Four exam rooms with sinks in place.
- Kitchen and laboratory.
- Two private bathrooms for patients and employees.
- Main Dr. office with private bathroom and adjacent conference room.

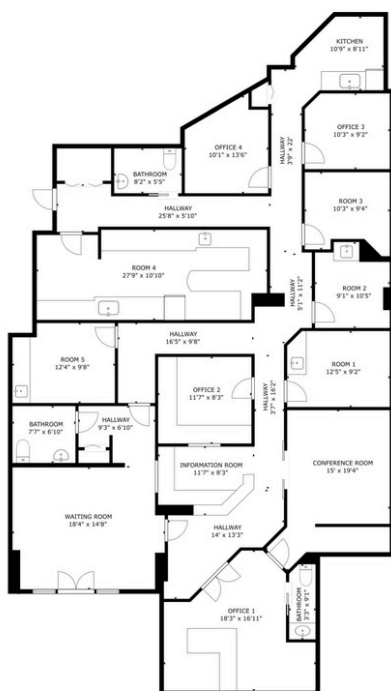
OWN VS LEASE

COMPARE

- Build equity?
- Hedge against inflation?
- Improvements contribute to future value
- Resale opportunities in years to come?
- Benefit from potential appreciation?
- Property can be put in trust?
- Deduct mortgage interest from income tax?
- Deduct Real Estate Taxes from income tax?
- Deduct depreciation expenses from income tax?

OWN LEASE

OWN	LEASE
YES	NO
YES	NO
YES	NO
YES	NO
YES	NO
YES	NO
YES	NO
YES	NO
YES	NO



BUILDING FEATURES

- Ample on-site parking, with additional surplus parking available adjacent to the property.
- Located across from the Village of Merrick Park.
- Within walking distance of the Metrorail station.