

Coral Creek Plaza Condominium

Retail Condominium Bay with Medical Buildout
Unit 10, Building C

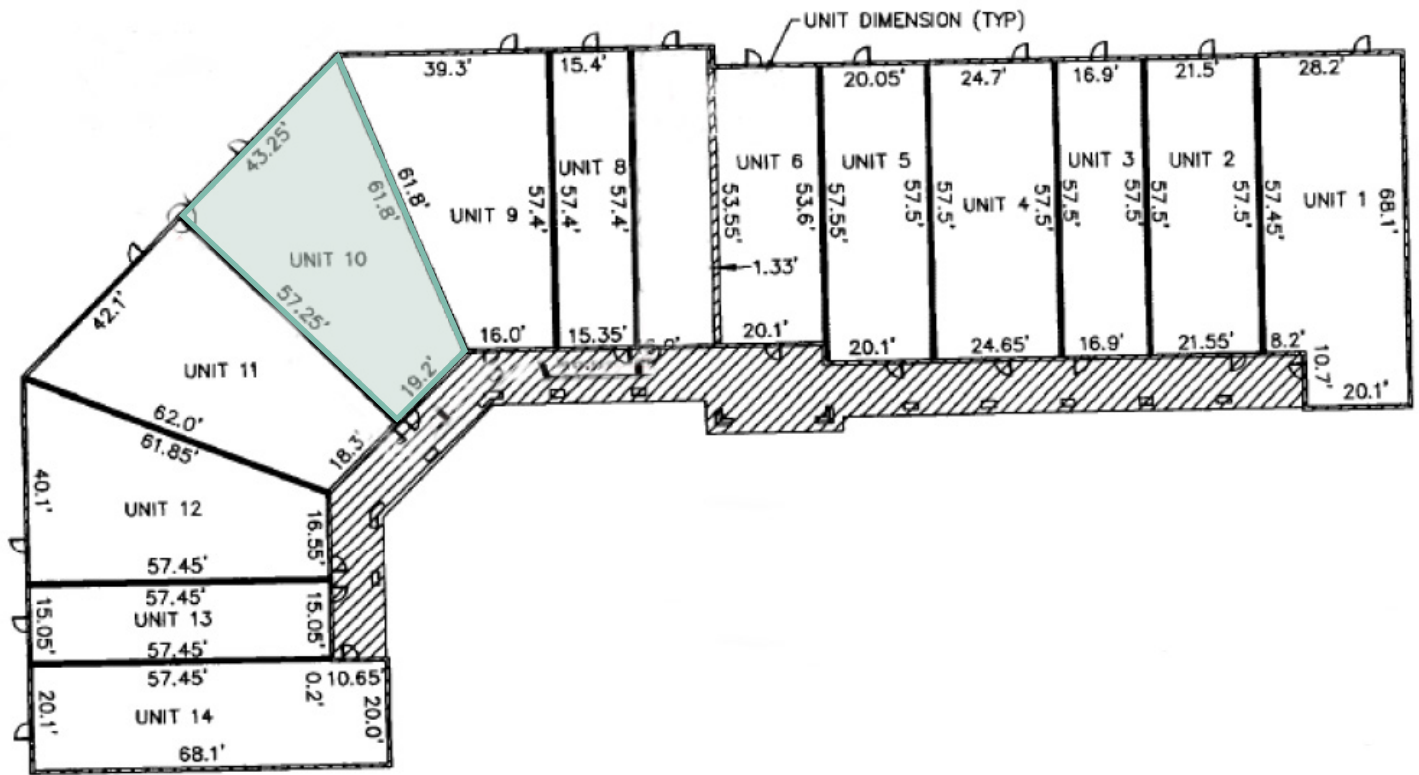
4651 N State Road 7
Coral Springs, FL 33073

+/- 1,476 SF Total For Sale or Lease



Coral Creek Plaza Condominium

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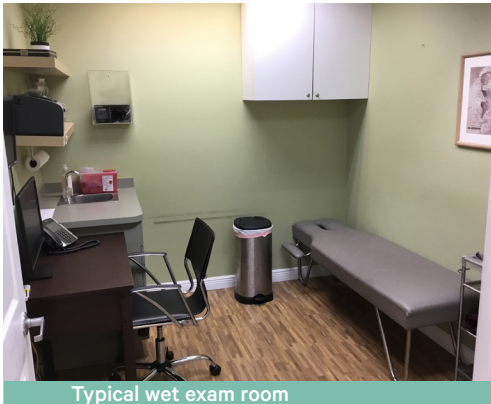
Coral Creek Plaza Condominium

- + Condominium Building: 19,394 SF total
- + Parking Ratio: 3.40/1,000
- + Zoning: B-2 Community Business
- + Built in 2006
- + CBS Construction
- + 14 units total in the Condominium Complex
- + Exclusive medical use in the entire plaza
- + An amendment to condominium documents gives exclusive use to the subject property for “General Medical, including, Family Medical, Internal Medicine, Walk-in Clinic, Pediatrics, Acupuncture, and Chiropractic” uses
- + Located across the street from West Boca Medical Center

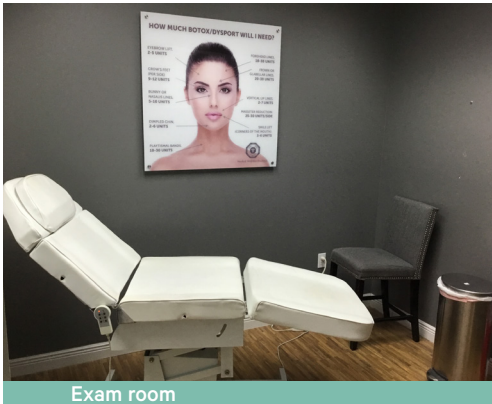
For Sale or Lease



Medical lab



Typical wet exam room



Exam room

Unit 10

Address	4651 N State Road 7, #10-C
Total SF	1,476 SF
Folio #	48-41-12-AA-0100
Use	Retail (Medical Office)
Sale Price	Call for Price
Rental Price	\$29.00 NNN PSF

Unit 10 Floorplan



Contact

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