

# 7765 SW 87th Ave

7765 SW 87th Ave, Miami, FL 33173



Presented by  
Keller Williams Capital Realty



**Price: \$1,749,000**

**\*\*ATTENTION INVESTORS\*\*** Pristine and Fully Operational Medical Office Condo in Galloway Professional Park. This Prime 2nd-Floor Corner Unit, Steps from Freeway Ramps and 12 Blocks from Baptist Hospital, Features 7 Exam Rooms, an Operating Room, Private Office with Balcony, Large Waiting Room, 2 Scheduling Rooms, Reception/Admin Areas, a Doctor's Lounge, and Both Public/Private Entrances. Property includes 9 designated parking spaces, plus 1 covered parking space. Although Property is Zoned and Currently Used as a Medical Office, Buyer May Convert to Non-Medical Office.

Ideal for Investors, SELLER IS OFFERING TO LEASE-BACK at Competitive Rate (5% CAP) and is Flexible on the Closing Date. Don't Miss This Exceptional Opportunity. Contact Listing Agent for FLOOR PLAN and SHOWINGS.

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Pristine and fully operational medical office condo in Galloway Professional Park

Prime 2nd-floor corner unit: Steps away from Freeway Entrance and 12 blocks from Baptist Hospital

Features: 7 Exam Rooms + 1 Operating Room + 2 Private Offices (one w/ balcony) + Oversized Waiting Room + Reception Area + Doctor's Lounge

Parking: 1 Assigned Covered Space + 9 Designated Spaces

\*Investors\* Seller is offering to Lease-Back at Competitive Rate



**EnriqueLuis Montoya**

[EnriqueLuisMontoya@gmail.com](mailto:EnriqueLuisMontoya@gmail.com)

(786) 945-7133

**Keller Williams Capital Realty**

550 Biltmore Way, Suite PH2-AB

Coral Gables, FL 33134

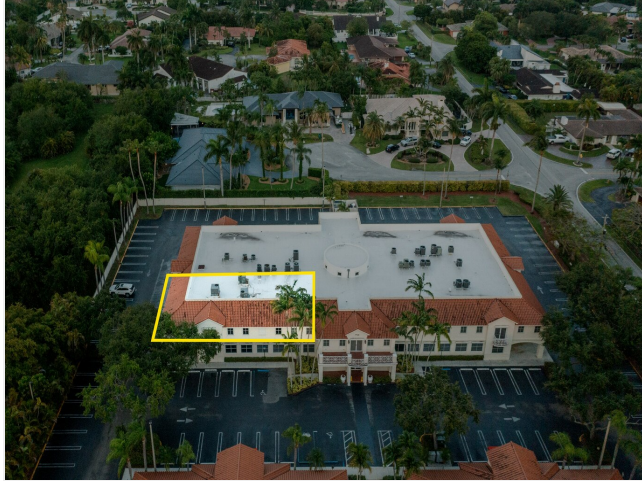


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Drone Shot 003 - Marked -DJI\_0397-1



Building Exterior - Marked up -CAP19303-1

## Major Tenant Information

Tenant	SF Occupied	Lease Expired
Dr. Marcos Szomstein (colon & rectal surgeon)	2,591	November 2031

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## Property Photos



Drone Parking Markers DJI\_0404-1



Grand Lobby -CAP19276

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## Property Photos



Lobby Reception -CAP18992



Lobby Entrance 02 -CAP18974

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## Property Photos



LOBBY ENGRANCE 04 -CAP18986

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## Location

