

FOR SALE - Fully Leased Medical Office

3061 East Commercial Blvd, Fort Lauderdale, FL 33308



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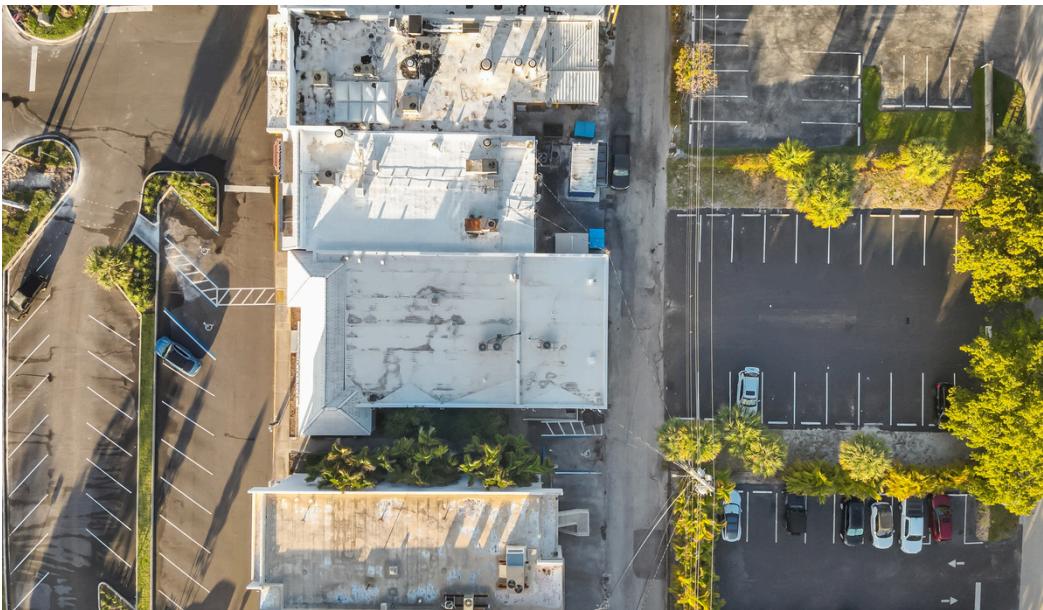
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Property Details

- **Price:** \$1,700,000
- **Cap Rate:** 6.25%
- **Lease Type:** NNN
- **Year Built:** 1968
- **Building Sq. Ft.:** 4,468
- **Medical Office Zoning:** CB - (Community Business)
- **Parking Lot Zoning:** RMM- 25 (Residential Multifamily Mid Rise/ Medium High Density District)

Property Overview

- Significant interior and exterior renovation
- **Recession-Proof Tenant:** Long-term lease with a medical provider.
- **Prime Location:** Less than one mile from Holy Cross Hospital and Lauderdale-by-the-Sea.



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Investment Highlights

- **Fully Leased Medical Center:** NNN Lease provides stable cash flow with an annual net profit of \$106,683.
- **Future NOI Growth:** 3% annual increases in place.
- **Long-Term Lease Security:** 4+ years remaining on the current lease, offering sustained income stability.
- **High Visibility:** Main entrance on East Commercial BLVD, over 40,000 vehicles per day
- **Convenient Location:** Under 3 miles to I-95 & 5 miles to Fort Lauderdale Executive Airport

	1 Mile	3 Miles	5 miles
Population	27,100	140,200	287,700
Median Household Income	\$ 82,900	\$ 75,900	\$ 73,700
# of Employees	24,700	121,800	244,500

Retail Map



Tenant Spotlight: Cano Health DBA Healthy Partners

- **Senior-Focused Care:** Thrives in Florida's rapidly growing retiree market.
- **Primary Care Services:** Focused on preventive and personalized healthcare for seniors.
- **Recession-Resistant:** Healthcare is essential, ensuring dependable occupancy.
- **Value-Based Care Model:** Focused on patient outcomes and cost efficiency.
- **Community-Oriented:** Dedicated to improving the health and well-being of Fort Lauderdale's residents.
- **Mission-Critical Location:** Serves a loyal patient base in a high-demand medical corridor.

