



Plantation Medical Office Condo Investment *Three Medical tenants w/ 5-year leases in place*

7050 NW 4th St
Plantation, FL 33317

For Sale

martinezteamcommercial.com

Prime Medical Office Building Condominiums for Sale in Plantation, FL! Amazing opportunity to purchase 1-3 Medical Office Suites. This purpose-built facility is designed to meet the needs of healthcare providers, featuring spacious exam rooms, flexible office spaces, and ample on-site parking. Located in a thriving medical and business hub, this property offers easy access to major highways, supporting patient convenience and provider growth. Ideal for a range of medical practices or specialty healthcare services, this is an exceptional opportunity to invest in a high-demand area with significant growth potential.



Price: All three are \$1,700,000 or \$390.45 PSF

Suite 303: \$594,655.35 and RE Taxes: \$5,805.54 (2023)

Suite 202: \$632,138.55 and RE Taxes: \$6,826.61 (2023)

Suite 204: \$473,225.40 and RE Taxes: \$4,609.16 (2023)

Year Built: 1985

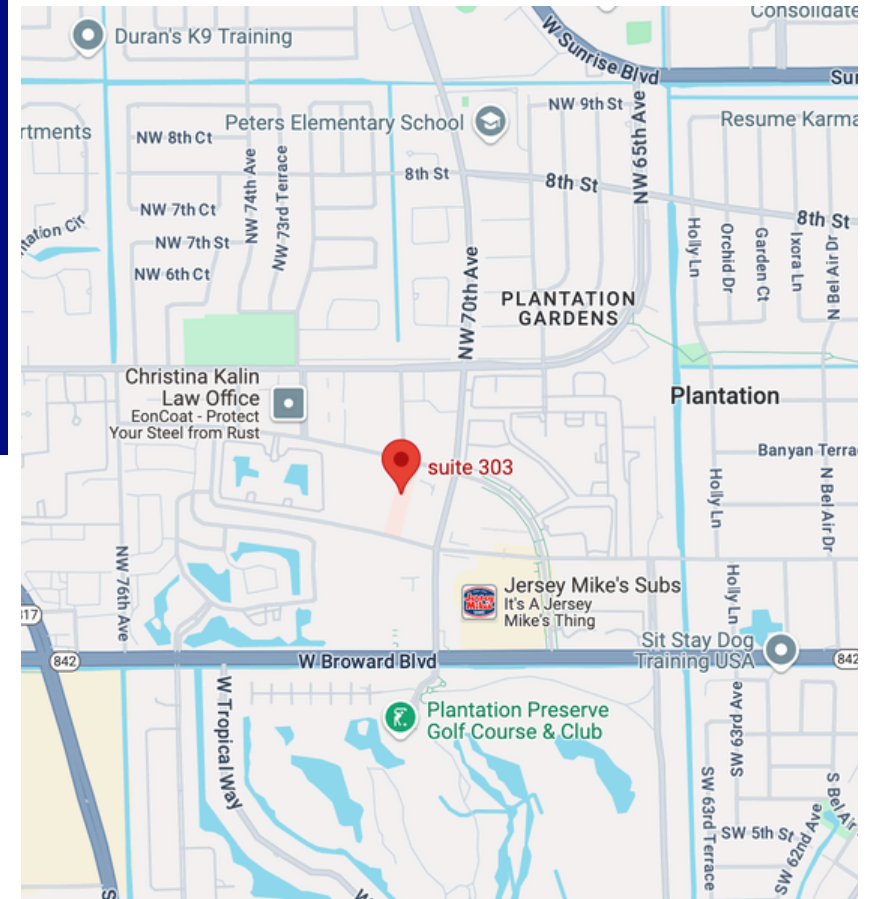
HIGHLIGHTS

- CAP Rate: 7.0%
- Condominium Association Dues: \$2100/month for all three suites.
- 5-year leases signed recently
- Plenty of parking for patients, Clients and employees
- In the Heart of Plantation
- Pride of Ownership

DEMOGRAPHICS

	2 mile	5 mile	10 mile
2024 Population	60,808	418,211	1,336,808
2024 Households	23,445	155,839	521,405
Average Household Income	\$91,174	\$78,365	\$88,338

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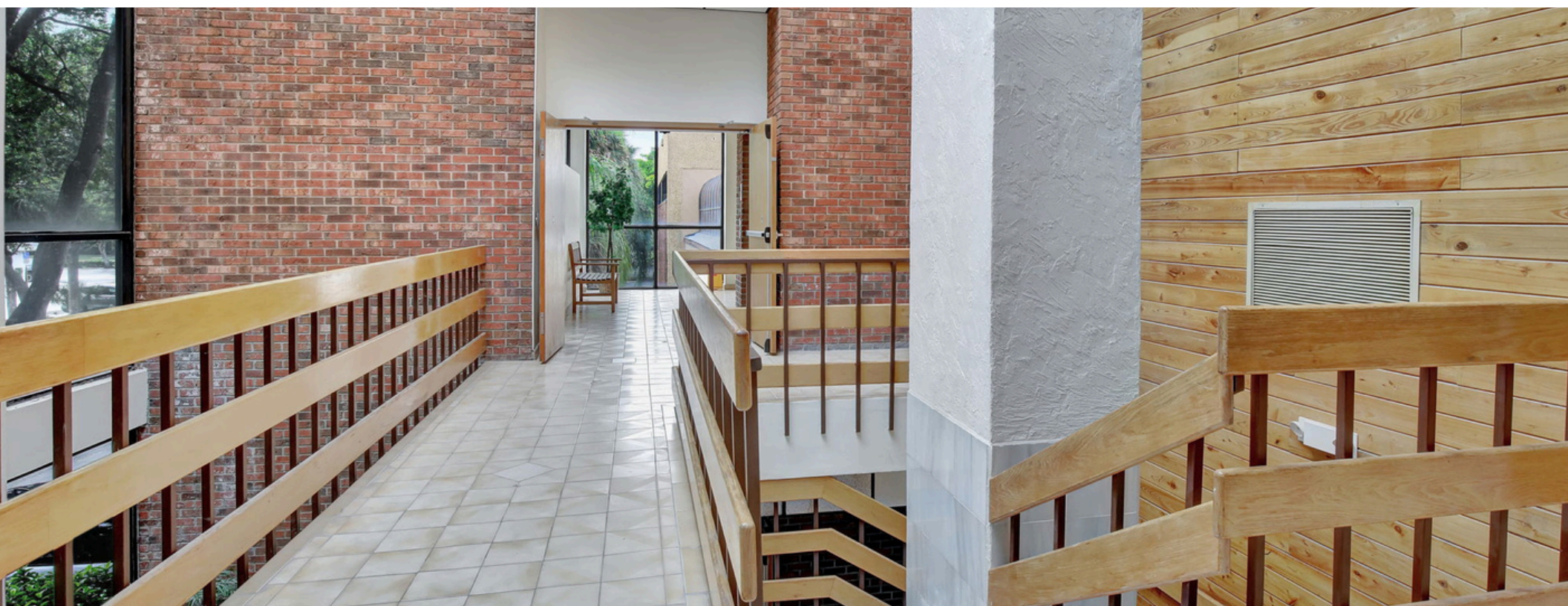
Property Income Analysis

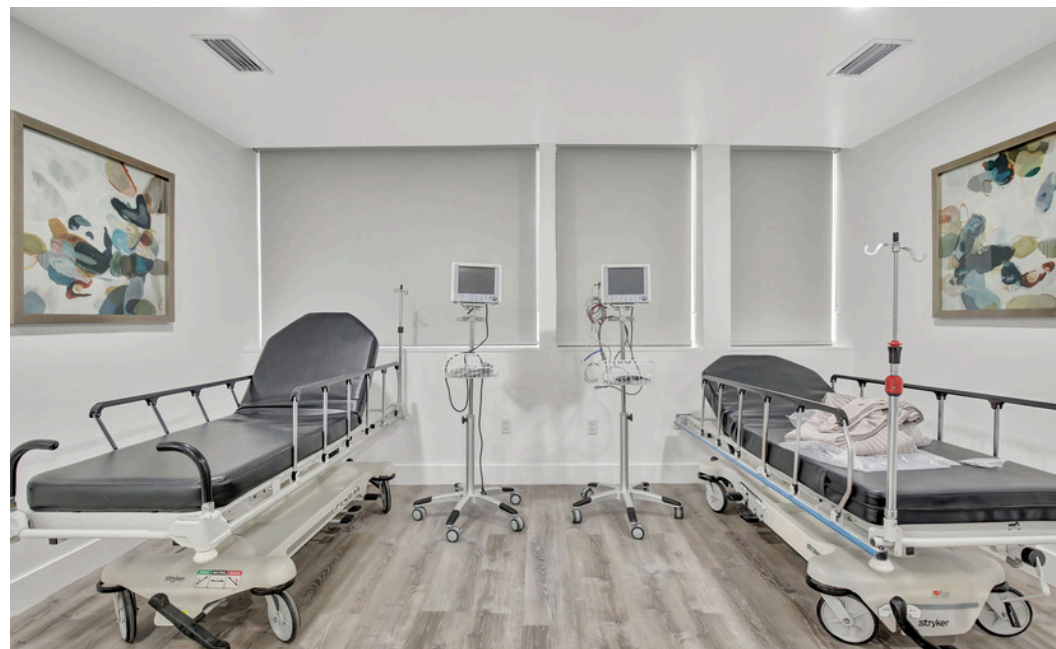
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3 Office Condominiums:
Suite 202 began 12/1/2023
Suite 204 began 6/1/2024
Suite 303 began 11/1/2023
Total SF 4354 leased for 5 yrs

Purchase Price	\$1,700,000
Annual Operating Income	\$162,000
Annual Operating Expenses	\$42,441
Down Payment (as a % of purchase price)	30%
Annual Loan Payments	\$0
Down Payment (in dollars)	\$510,000
Annual Net Operating Income	\$119,559
Annual Cash Flow	\$119,559
Capitalization Rate	7.0%
Cash On Cash Return	23.4%
Gross Rent Multiplier	10.5







Suite 202



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Suite 204



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Suite 303



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Aerial View



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