

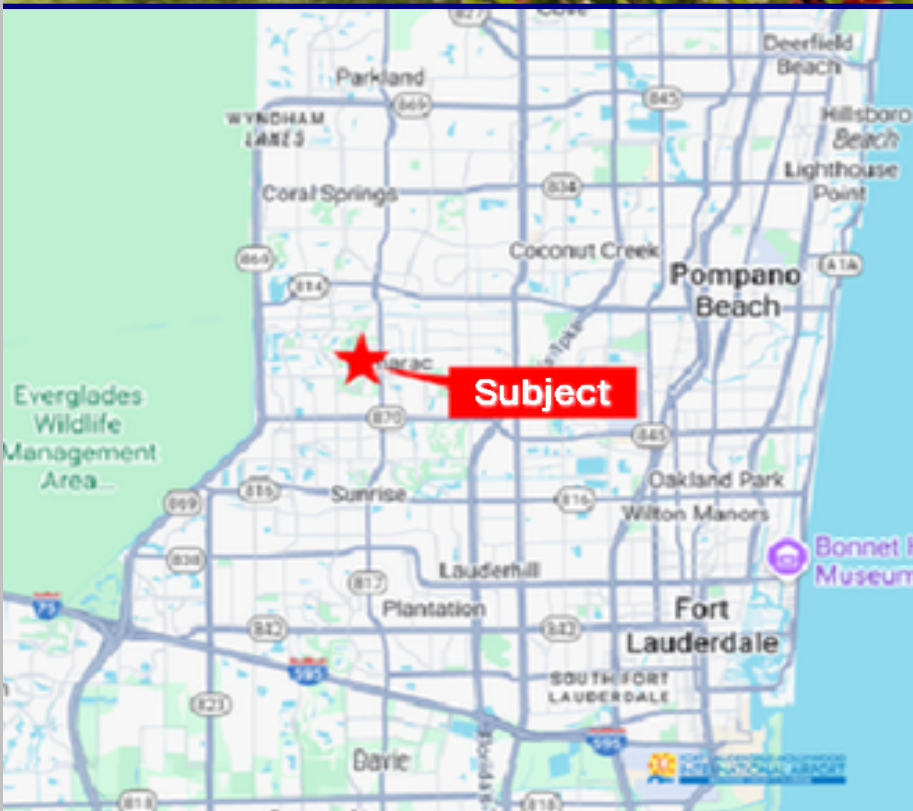
For Sale: \$1,400,000 or \$337 PSF 1st Floor Medical Office Condo

Suite 101: 4,149 Square Feet
7421 N University Dr, Tamarac, FL 33321

The seller of this space is a physician who has operated his cardiology practice here for the past three decades. He is retiring and selling the space vacant.

Located adjacent to Woodmont Hospital which is thriving in community. Insurance demographics have shown Tamarac to be amongst the best in Broward County. Access to multiple specialties in this and 7 nearby medical buildings.

The city of Tamarac is located west of Fort Lauderdale and consists of twelve square miles with a population of 72,525 in 2024. It has grown 29% since 2000. The median age is 49.



Mark Alexander
COMMERCIAL REALTY

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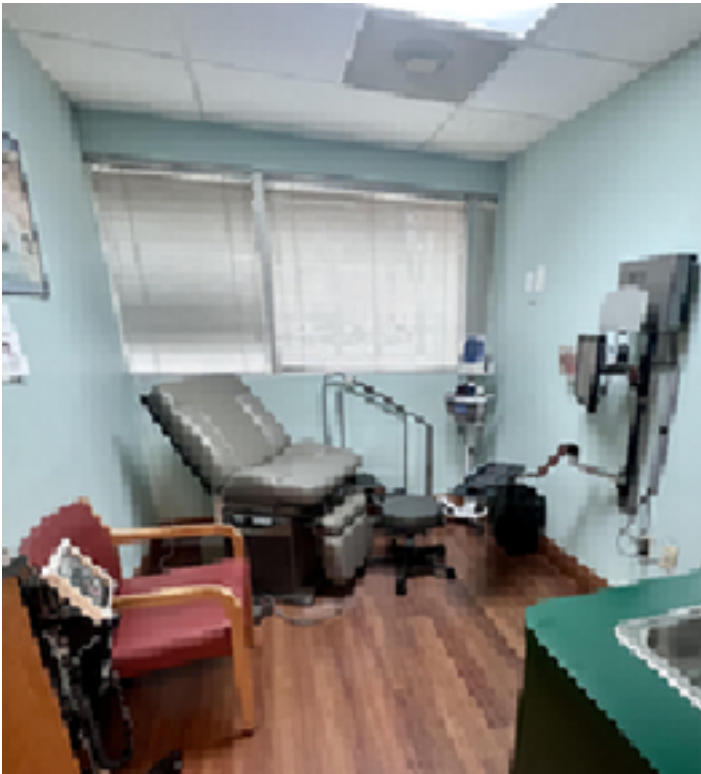
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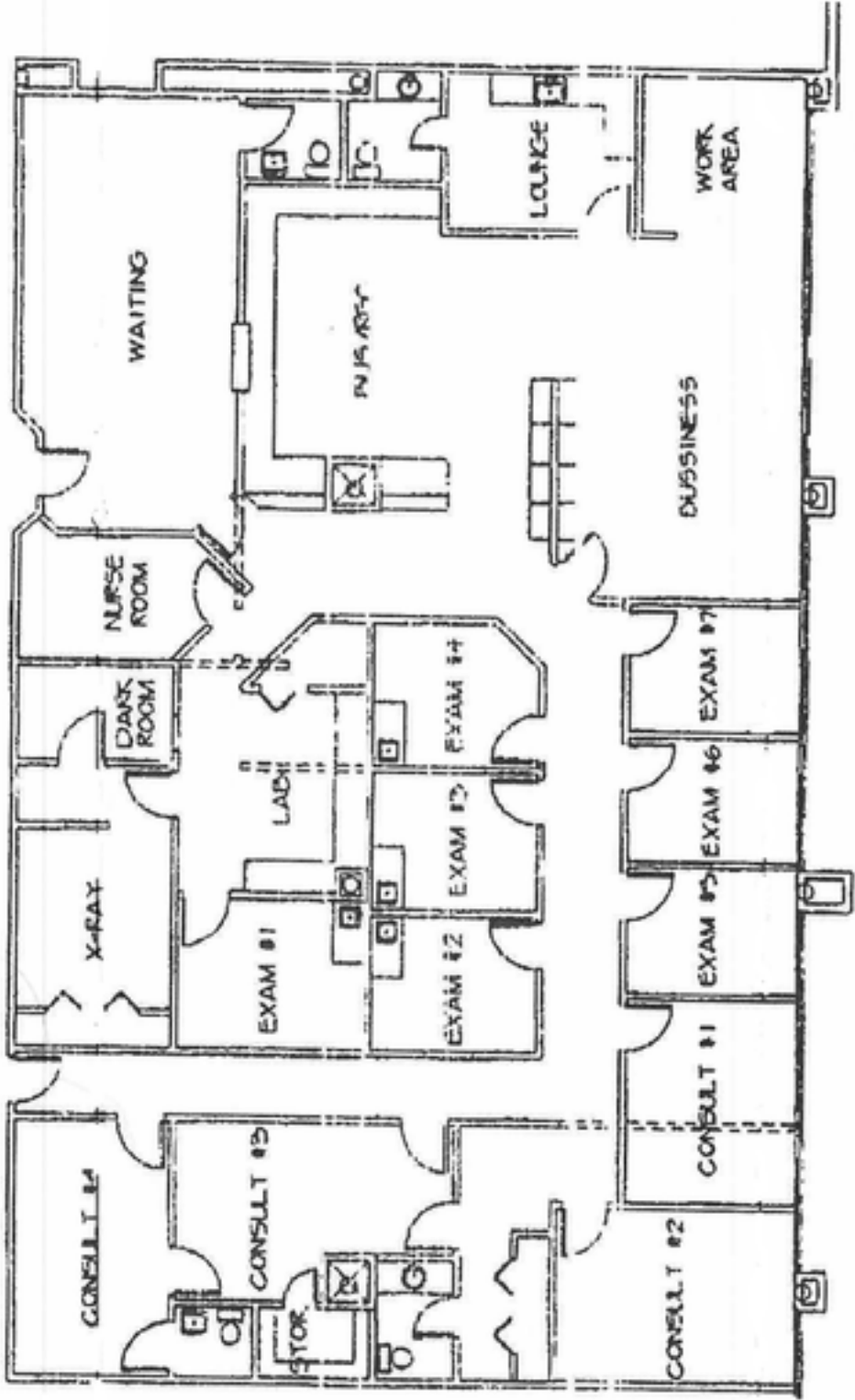
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FLOOR PLAN	12-20-1993	UNIVERSITY CARDIOLOGY CONSULTANTS TALARAC MEDICAL OFFICE BUILDING
1/16" = 1'-0"		