

Executive Summary

Welcome to Suite 200 at 9299 SW 152 Street, Miami, FL 33157. This prime medical office is situated in the prestigious Coral Reef Medical Park, offering an exceptional opportunity for healthcare professionals and investors alike. The location is directly across the street from the renowned Jackson South Medical Center, ensuring maximum visibility and accessibility for your practice.

Positioned on the corner of US1 and SW 152 Street, and just 2 miles east of the Florida Turnpike, this property enjoys excellent transportation connections and high traffic exposure.

Spanning 3,018 square feet, this renovated medical suite provides 12 doctor offices/exam rooms, allowing for efficient patient flow and privacy. With two spacious waiting areas and two dedicated receptionist rooms, your patients will feel welcomed and at ease during their visit.

In addition, the suite offers a fully equipped kitchen for staff use, ensuring convenience and comfort. Three bathrooms, a storage room, and a shower room further enhance the functionality and versatility of the property.

The medical suite offers dedicated parking lots for doctors and visitors. The doctor's parking lot provides easy access for healthcare professionals, while the visitors' parking lot accommodates patients and guests.

This medical suite is over 90% occupied by top-notch tenants, making it an attractive investment opportunity. With a current cap ratio of 6.7% and expected 7.5% with full occupancy, investors can expect a solid return on investment and long-term stability.

Exciting improvements are on the horizon for this property. A brand-new roof and a state-of-the-art were just installed. These enhancements will further elevate the functionality and value of the space.

Take advantage of this exceptional opportunity to acquire a renovated medical office in the sought-after Coral Reef Medical Park. With its prime location, attractive tenant occupancy, and current upgrades, this property represents an outstanding investment in the thriving healthcare industry.