

Madison Medical Holdings

235 SW Dade Street, Madison, FL 32340



Building Description

The Medical facility is designed to provide and meet current medical care clinic requirements. It is centrally located in town with easy accessibility. The building's brick-block with a front stucco exterior offers curb appeal and a welcoming environment.

The medical center was updated in 2014 to meet ADA requirements, technology, electrical, plumbing, fire and alarm system.

In 2015 the medical center expanded the paved parking area. Not only does the building meet the current construction code it has a valuable presence in the community and has been operating as a medical clinic since 2004.

Operating as a medical clinic since 1994. The facility is in the enterprise zone and within the business/commercial area of Madison located at 235 SW Dade Street, Madison, Florida 32340

General Description

Improvements consist of an 8,060± SF concrete block building originally constructed in 1949. The last major renovation was 2014.

The building is constructed with brick and concrete block with a metal/asphalt rolled roof.

The building features two tenant spaces comprising approximately 4,030± SF each and delineated as Suite A and Suite B

Zoning

The facility is located in the enterprise zone and within the business/commercial area of Madison located at 235 SW Dade Street, Madison, Florida 32340

Zoning Authority:
City of Madison

Zoning Code:
C-3, Commercial, Central Business District

Zoning Description:
Permitted uses include a wide variety of commercial, retail, and office structures.

Zoning Density/FAR
0.73

Current Use Legally Conforming:
Yes

Zoning Change Likely:
A zoning change is unlikely.

Zoning Comments:
The current use is a legally conforming use. The city of Madison zoning map can be found below.

Location

Located in downtown Madison, Florida and is within walking distance to amenities which function as both the literal and physical heart of the city, courthouse, post office drug stores, convenient stores, and bank.

The clinic is three blocks from US 90, a main highway from east to west, (Live Oak Florida and Tallahassee Florida).

Five blocks from State Road 53 which travels North and South. The southern route allows access to Interstate 10 within 6 miles.

The southwest intersection of SW Dade Street and SW Shelby Avenue, more specifically at 235 SW Dade Street, within the City of Madison, Florida

0.8 miles from new Madison County Memorial Hospital
Located in the Downtown area which allows for easy access
Centrally Located
Private & Public Parking

Improvements

8,100 Square Feet

New Wiring and Electrical Service to meet ADA requirements and

Hepa requirements. Also new up graded computer and internet technology center, new Concrete sub floor, new commercial grade tile

Ambulatory Facility and Access

Handicap Assessable

Outpatient Procedure Room

Two Large Waiting Areas with full length windows for natural light

Two Reception Offices with Patient Check-In Windows

25 Exam Rooms with Modern Updates

15 Private Doctor's Offices

2 Medical Labs

Break Room/ Kitchen Area

Private Nurse Suites

Large Conference Room

Accessible ADA Bathrooms

English Court-Yard for Patient Relaxation

Medical Overhead Lighting

Site Size 0.25 acres
10,977 square feet

Frontage/Access: Corner Lot
SW Dade Street: 100 feet
SW Shelby Avenue: 109 feet

Topography: The subject has level topography at grade.

Soil Conditions: The soil conditions observed at the subject appear to be typical of the region and adequate to support development.

Utilities: Water: City of Madison Sewer: City of Madison Electricity: Duke Energy Natural Gas: City of Madison

Streetlights: Yes

Sidewalks: Yes

Landscaping	Yes, and Side Courtyard
Curb and Gutter	Yes
Flood Zone	The subject is located in an area mapped by the Federal Emergency Management Agency (FEMA). The subject is located in FEMA flood zone X, which is not classified as a flood hazard area.
	FEMA Map Number: 12079C0285D
	FEMA Map Date September 4, 2020
Number of Buildings:	1
Number of Stories:	1 Story
Type:	Multi-Tenant Medical Office Property
Overall Building Area:	Medical Office Suite A 4,030 ± SF 50.00%
	Medical Office Suite B 4,030 ± SF 50.00%
	Side Porch (Not Included in NLA) 360 ± SF 0.00%
	Gross Building/Net Leasable Area: 8,060 ± SF 100.00%
Construction Type:	Concrete Block Masonry Constructed with Brick and Stucco, Exterior and Metal and Rolled Asphalt Roof on a Slab
	Exterior Wall: Brick and Block Wall
	Roof Type/Cover: Asphalt Rolled Corrugated Metal Panels (Mixed Gable Style)
	Roof Frame: Wood Trusses
	Wall Height: 8' Ceilings Block; 9' Eave
	Foundation:

Monolithic Slab on Block

Exterior Windows:

Larger Fixed Aluminum Windows on Front; Single, Hung Aluminum on office windows

Exterior Doors:

Meta Glass/Steel Pedestrian Doors

Restrooms:

3 restrooms in each Suite (6 total)

Heating/Cooling:

Multiple HVAC Systems Via Heat Room Pump Exchange

Interior Floor Covering:

Luxury Vinyl Planks, Vinyl Composite Tile; Carpet; Rubber and Wood

Interior Walls:

Drywall Walls; Drywall and Acoustic Drop Tile Ceilings, Wood Chair Rail and Wainscott (some areas)

Sink Fixtures in Every Exam Room

Age and Condition of Improvements:

Effective Age:

10 Years

Economic/Physical Life:

60 Years

Remaining Economic Life:

50 Years

Physical Condition:

Renovations within the past three years include new flooring, a new metal roof over the lobby, two new air conditioning. Improvements are in above average condition with no deferred maintenance observed.

New bathroom, bathroom fixtures updated.

The west side of the building is currently leased to North Florida Medical. Upon their exit as of January 1, 2025 the leased area will be left in move in ready condition.

Quality and Structural Condition:

The building was built as a medical clinic which meets recent building code requirements for medical office space.

The room list includes individual triage and exam rooms, privates

offices, labs, restrooms which are ADA compliant, break room, conference room, records storage area, and utility rooms. Wide hallways,

Functional Utility:

The building features two tenant spaces comprising approximately 4,030± SF each and delineated as "Suite A" and "Suite B."

Each suite is functional from a medical office perspective and contains multiple offices, multiple examination rooms, a conference room, a check-in area, a waiting room, a breakroom, a lab, storage rooms, etc. Each exam room has a sink fixture.

Overall, the property appears to be functional for the highest and best use

Site Improvements:

Concrete Paving and Brick Pavers
Landscaping and Signage

Pertinent Ratios:

Parking Information:
29± Immediately Offsite; Paved, Striped, with Bumps
(Additional Offsite in Nearby Areas)

Land Size:
10,890± SF, or 0.25± Acres

Building Size:
8,060± SF

ADA Compliance:

The building meets building code to meet the American with Disabilities Act (ADA)

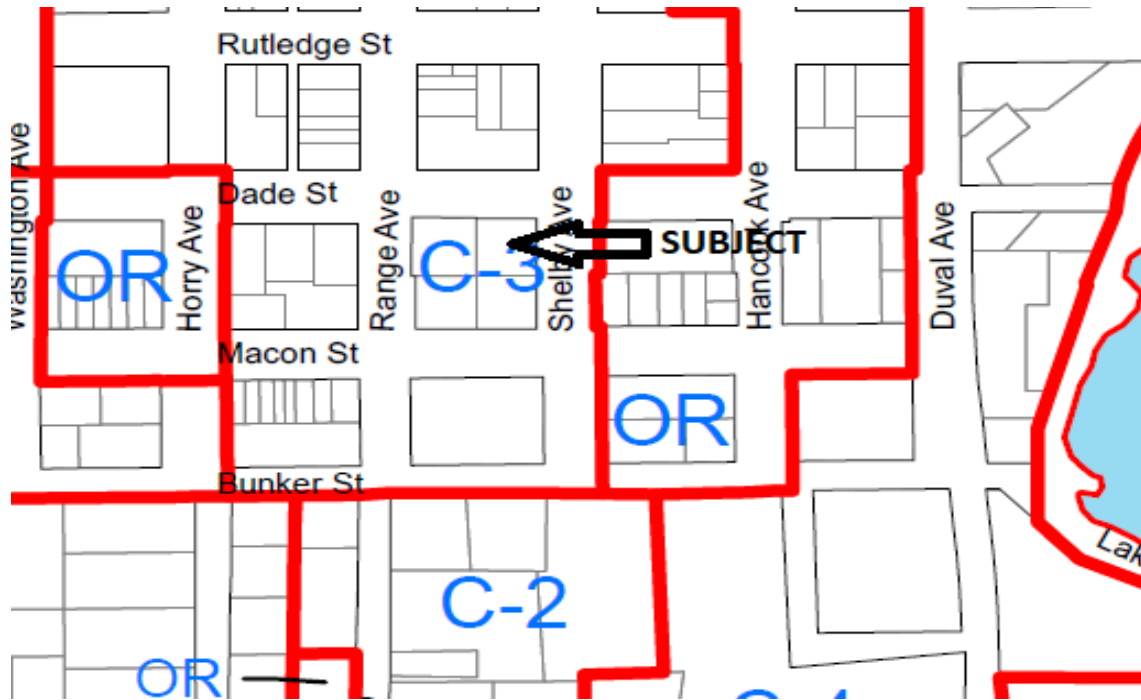
Medicare/ Medicaid, Blue Cross and Blue Shield as well as additional insurance guidelines and providers)

Within the past two years the building has been inspected by the offices of Medicare and Medicaid and is in compliance with their standards.

The building has also been inspected and is approved to meet Blue Cross Blue Shield standards as being compliant the (ADA)accommodating is for disabled individuals

Expenses	<p>2023 taxes are \$7,580 annually including special assessments. The Electric bill will range from \$800 to \$1,600.</p> <p>City Utilities include Dumpster, Garbage Pickup, City Water and sewer and land fill typically, the bill is approximately \$270. Monthly Insurance The building has 1 million in coverage which is \$120 monthly.</p> <p>Yard Maintenance and Landscaping is \$100 monthly</p> <p>2023 taxes are \$7,580 annually including special assessments.</p>
Security	<p>Security Systems and Cameras. Local fire and burglar system responding to central monitoring station.</p>
Conclusion of Improvements:	<p>Improvements consist of an 8,060± SF concrete block and brick building the building is masonry constructed with brick and stucco over concrete block and a metal/asphalt rolled roof.</p> <p>The building features two tenant spaces comprising approximately 4,030± SF each and delineated as "Suite A" and "Suite B." Each suite is functional from a medical office perspective and contains multiple offices, multiple examination rooms, a conference room, a check-in area, a waiting room, a breakroom, a lab, storage rooms, etc. Interior finishes include LVPNCT/carpet flooring, drywall walls, acoustic drop tile ceilings.</p> <p>The building has been updated with renovations within the past few years include new flooring new metal roof for the lobby and two new air conditioning units, All bathrooms updated within the past two years..</p> <p>Improvements are in above average condition with no deferred maintenance observed. Site improvements include Signage, brick pavers for the sidewalk which has a wheelchair ramp with handrails for the front entry. The east side of the building has an ambulance offloading area and ramp with a porch with double door access to the building.</p> <p>Remote controlled HVAC Units 2023 Remote controlled Alarm System 2022</p>
Fixtures, Furniture and Equipment:	<p>Most of the trade fixtures or private property belong to the owner and will stay with the office.</p>

LAND USE CONTROLS



FLOORPLAN

	Room Type	Area
	BASE AREA	8060
	F OPN PRCH	360

