

For Sale: \$1,225,000 or \$295 PSF 1st Floor Medical Office Condo

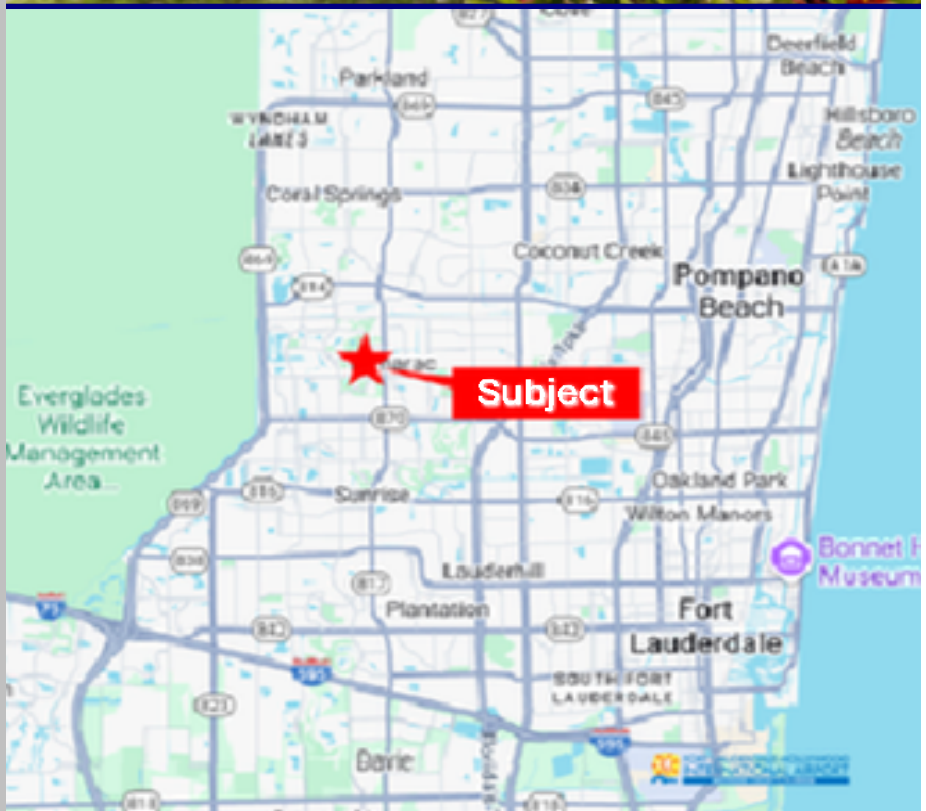
**Suite 101: 4,149 Square Feet
7421 N University Dr, Tamarac, FL 33321**

The seller of this space is a physician who has operated his cardiology practice here for the past three decades. He is downsizing and will vacate upon a sale.

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.

The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.



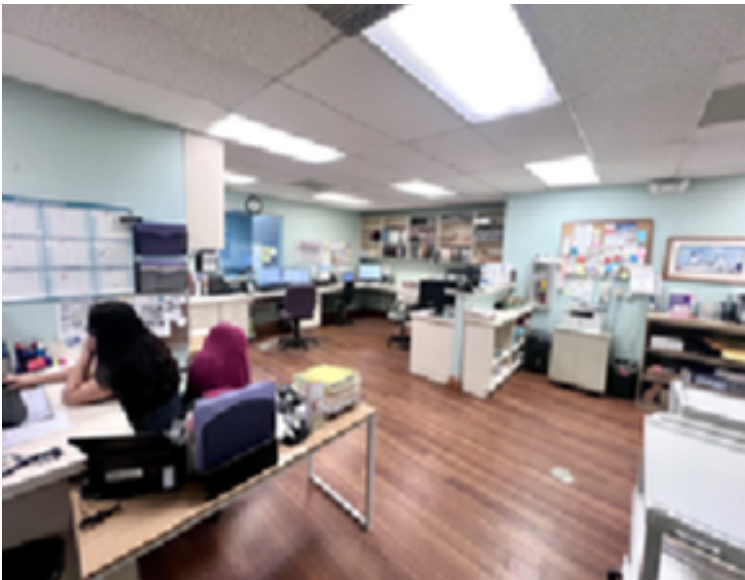
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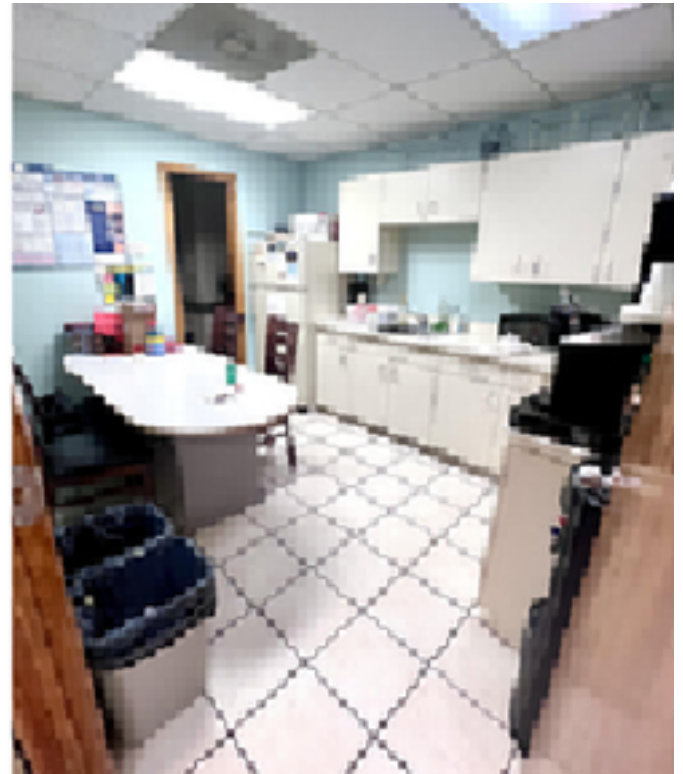
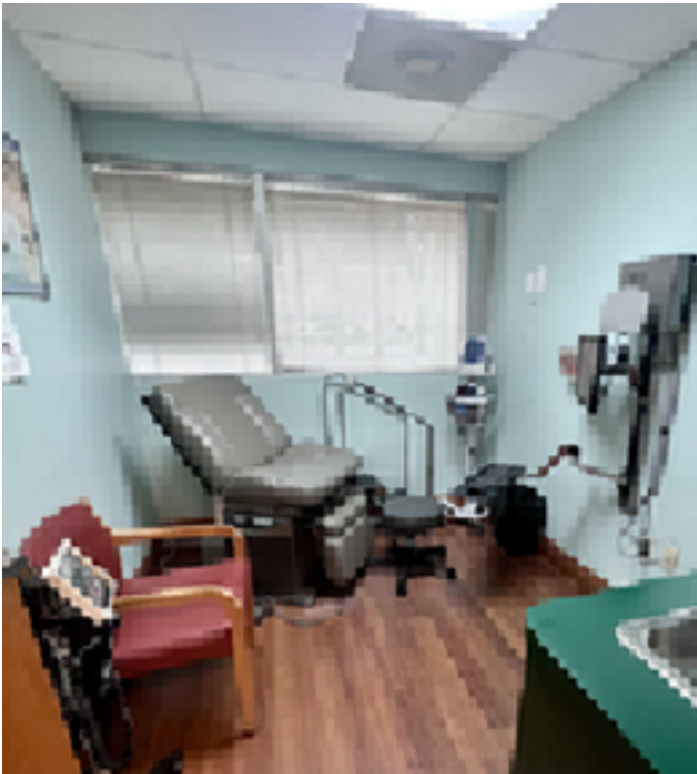


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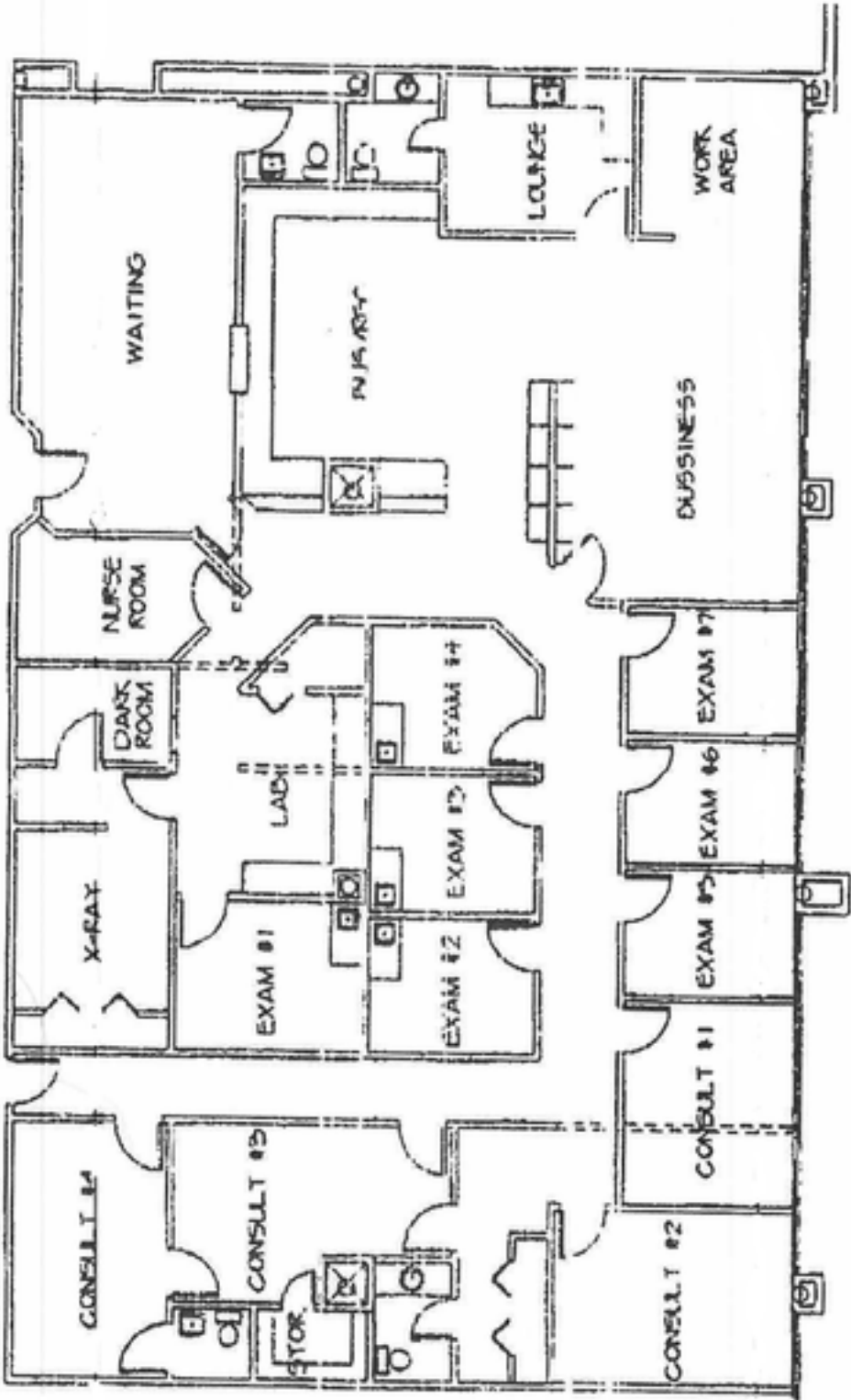
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FLOOR PLAN	12-20-1993	UNIVERSITY CARDIOLOGY CONSULTANTS
1/16" = 1'-0"		TALARAC MEDICAL OFFICE BUILDING