

OFFICE FOR SALE

MEDICAL OFFICE CONDO IN PORT CHARLOTTE MEDICAL DISTRICT

2400 Harbor Blvd, Unit #19, Port Charlotte, FL 33952



OFFERING SUMMARY

SALE PRICE:	\$160,000
NUMBER OF UNITS:	1
AVAILABLE SF:	
LOT SIZE:	5,934 SF
BUILDING SIZE:	1,480 SF
ZONING:	OMI
PRICE / SF:	\$108.11

PROPERTY OVERVIEW

This medical office condo unit is 1,480 SF with 2 private offices and 4 exam rooms with sinks; it is perfect for a 2 physician practice. There are 3 restrooms, a kitchen, reception & large waiting room. Bayfront Port Charlotte is steps away, perfect for a healthcare professional who needs to be close to the hospital. The Medical Arts Building is home to many medical practices.

PROPERTY HIGHLIGHTS

KW COMMERCIAL
1675 W. Marion Ave.,
Suite 112
Punta Gorda , FL 33950

HEATHER RIDEOUT
Director
O: 941.979.1174
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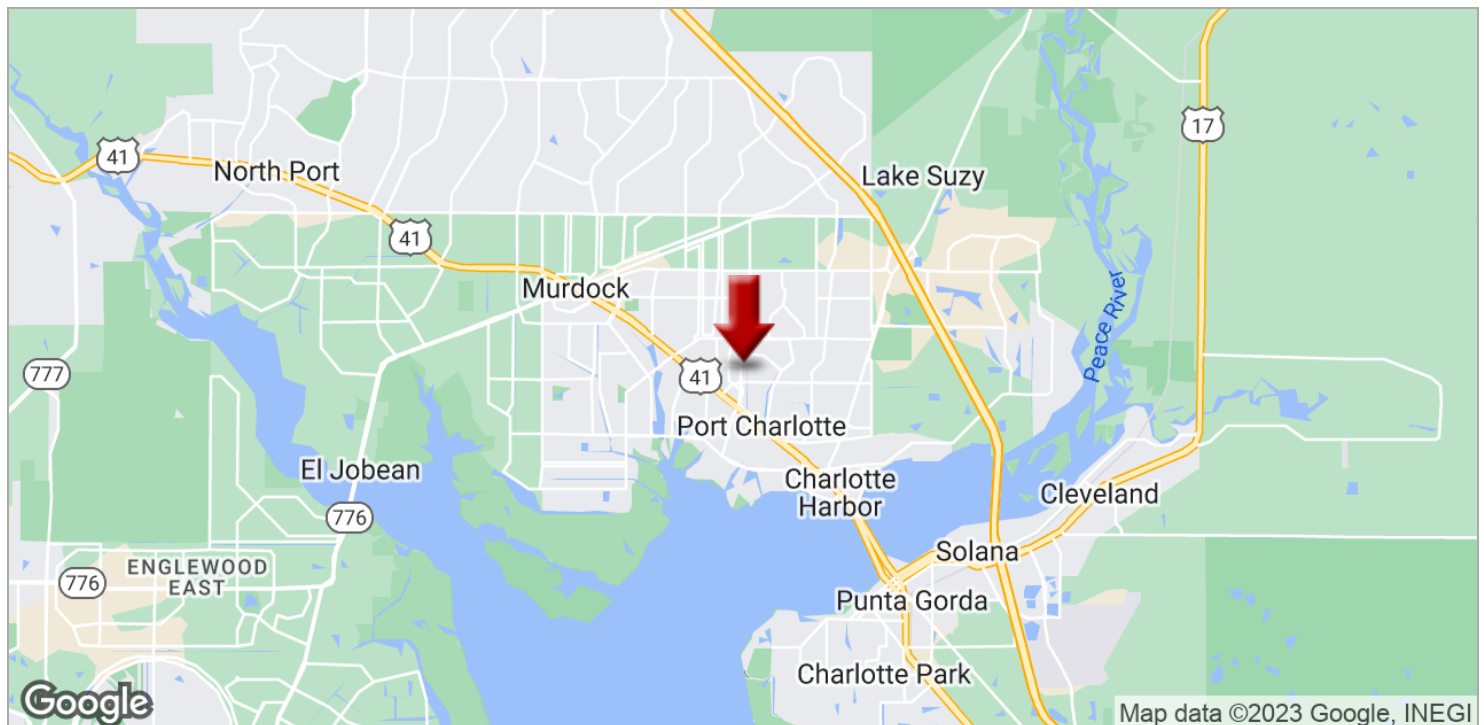
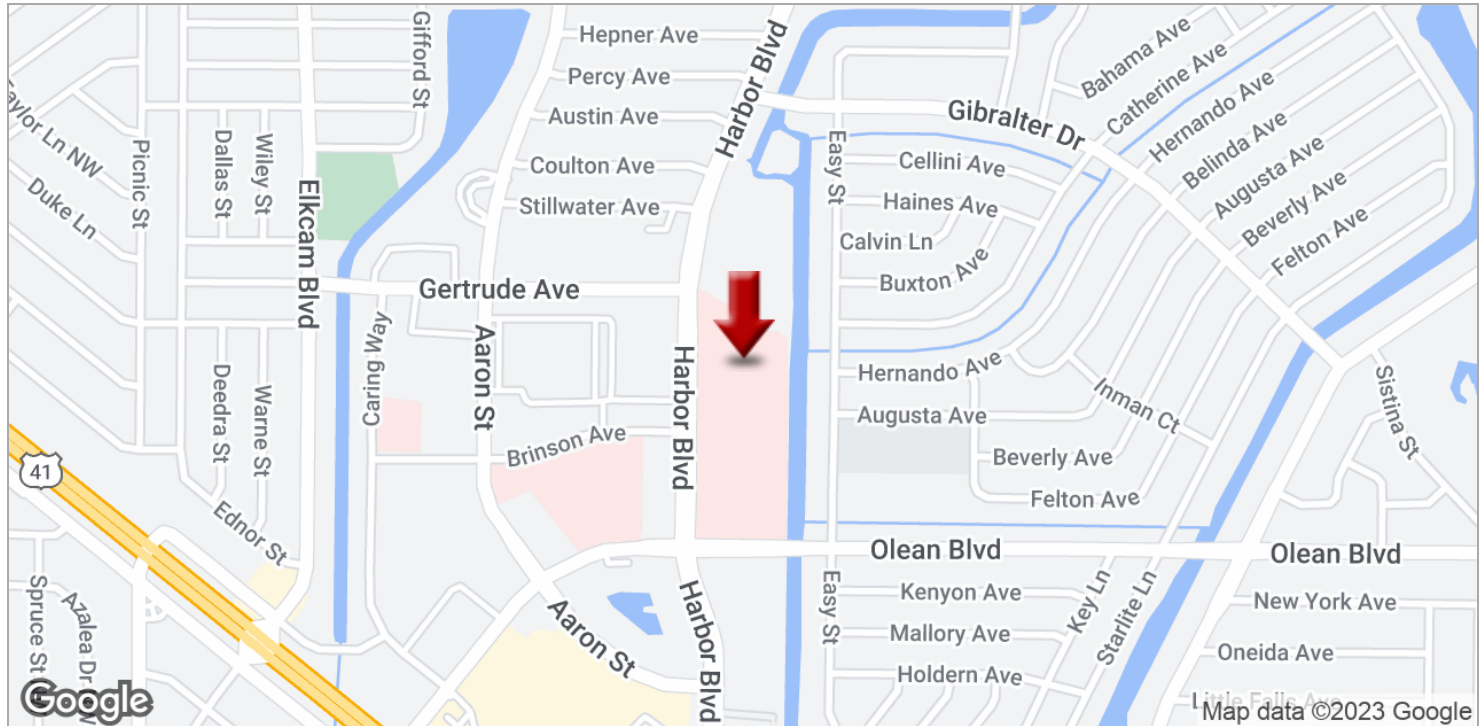
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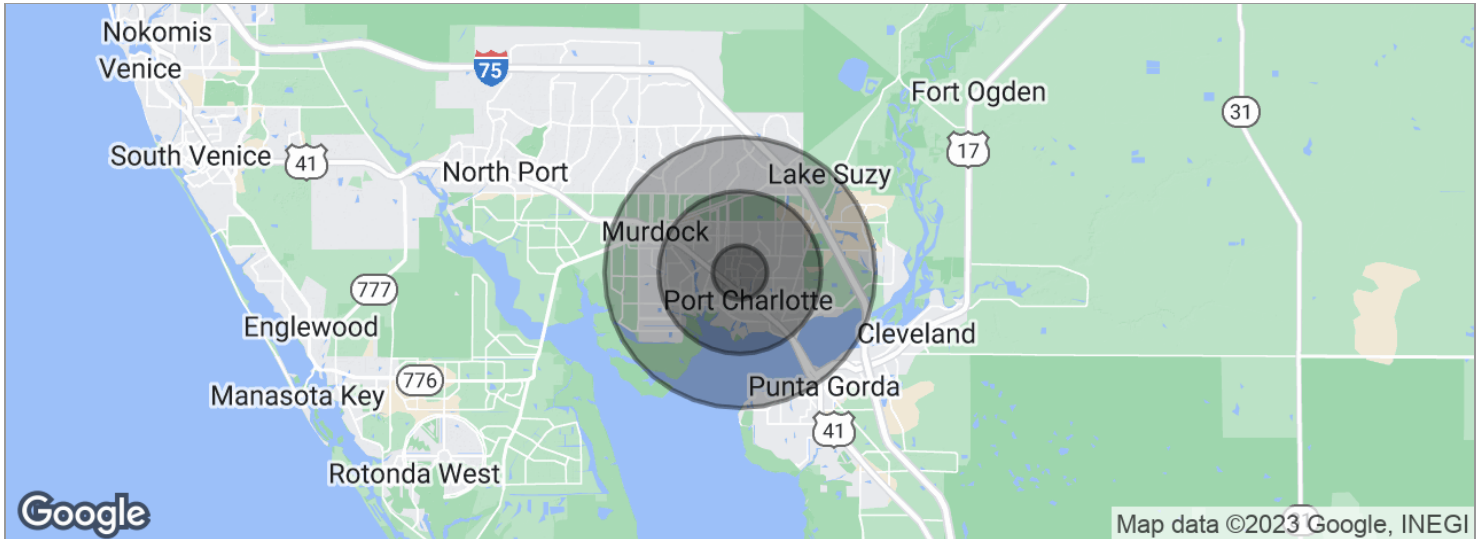
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,260	48,149	78,392
Median age	47.7	49.3	49.8
Median age (male)	44.7	47.4	48.3
Median age (Female)	48.9	50.6	51.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,861	21,127	34,633
# of persons per HH	2.1	2.3	2.3
Average HH income	\$37,565	\$49,530	\$51,537
Average house value	\$119,571	\$195,154	\$205,361

* Demographic data derived from 2020 ACS - US Census

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