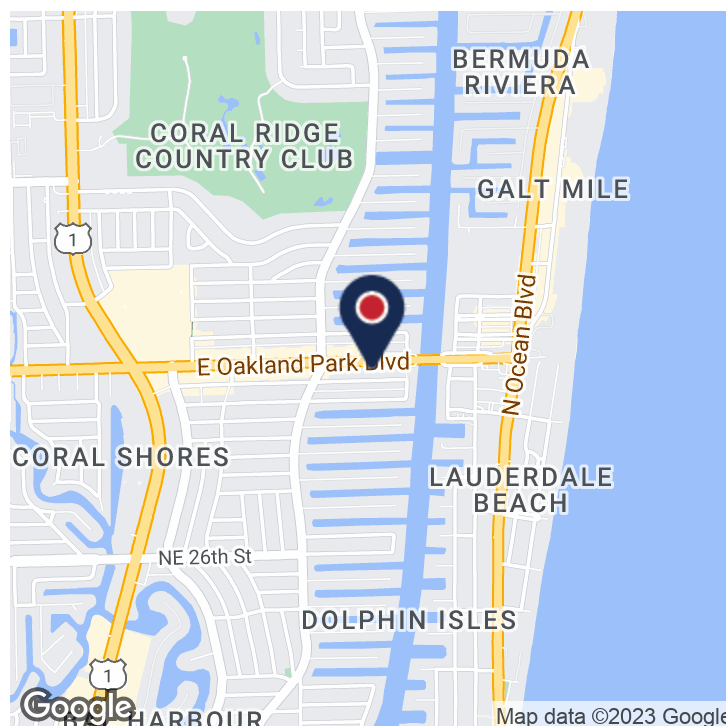


## Executive Summary



### OFFERING SUMMARY

Sale Price:	\$5,125,000
Building Size:	14,053 SF
Available SF:	
Lot Size:	40,148 SF
Price / SF:	\$364.69
Cap Rate(Proforma):	6.5%
NOI(Proforma)	\$330,000
Year Built:	1967
Renovated:	2018
Zoning:	CB ( Community Business and RMH- 25)
Market:	NE Fort Lauderdale

### PROPERTY OVERVIEW

The Sun Medical Center consists of two newly renovated medical office buildings located adjacent to one another. The 2866 building comprises approximately 12,113 SF on 3 floors and is fully leased to Broward Health and Hyperbaric Associates. The 2870 building comprises 1,940 SF and is currently vacant. The extensive renovations were completed in 2018 and are first class. There is ample surface parking to accommodate medical uses .

### PROPERTY HIGHLIGHTS

- Recent multimillion dollar renovations on both exterior and interiors of buildings
- 3 story building is fully leased
- Ample surface parking with covered entry area
- No cap-ex or deferred maintenance required.
- Existing in place NOI is \$285,300
- Direct exposure on East Oakland Park Boulevard
- Ample signage available
- Close proximity to major hospitals



## OFFICE PROPERTY FOR SALE

### SUN MEDICAL CENTER-NEWLY RENOVATED MEDICAL OFFICE BUILDING

2866-2870 East Oakland Park Boulevard, Fort Lauderdale, FL 33308



COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

## Additional Photos



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## OFFICE PROPERTY FOR SALE

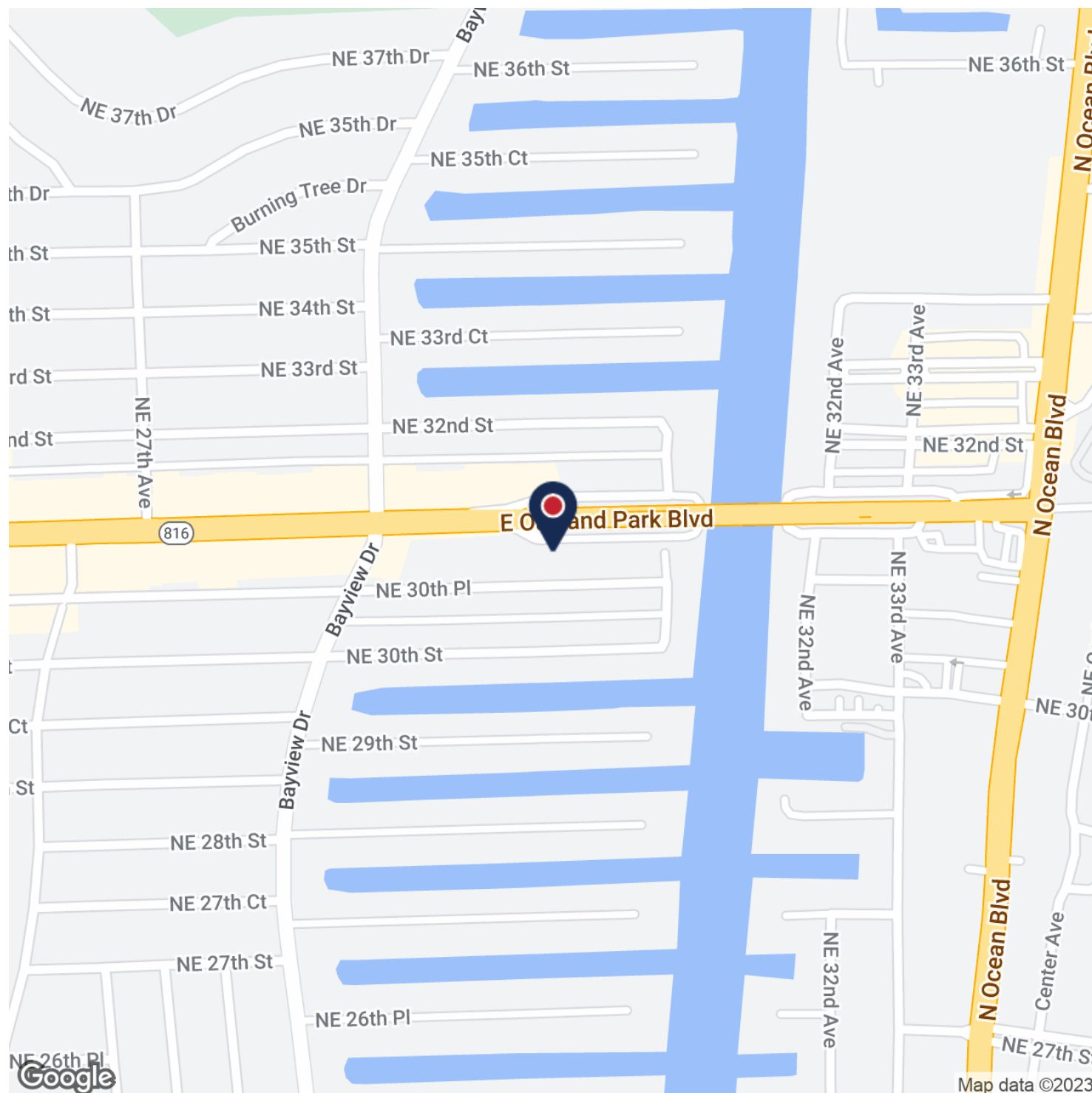
SUN MEDICAL CENTER-NEWLY RENOVATED MEDICAL OFFICE BUILDING

2866-2870 East Oakland Park Boulevard, Fort Lauderdale, FL 33308



COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

## Location Maps



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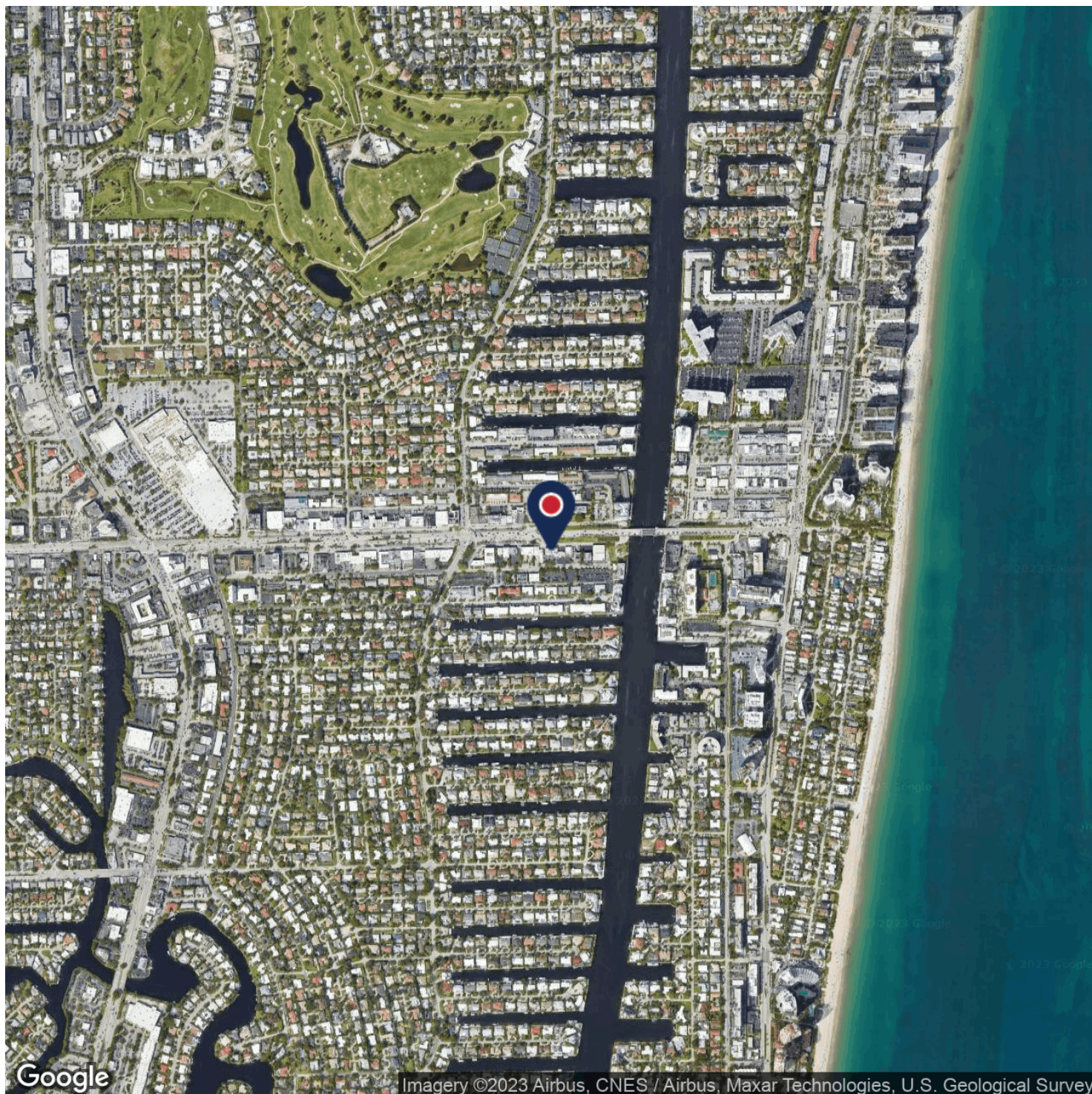
### SUN MEDICAL CENTER-NEWLY RENOVATED MEDICAL OFFICE BUILDING

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COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

## Aerial Maps



Imagery ©2023 Airbus, CNES / Airbus, Maxar Technologies, U.S. Geological Survey



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