



SALE

Medical Dental Office

1620 SOUTHEAST 4TH AVENUE

Fort Lauderdale, FL 33316

PRESENTED BY:

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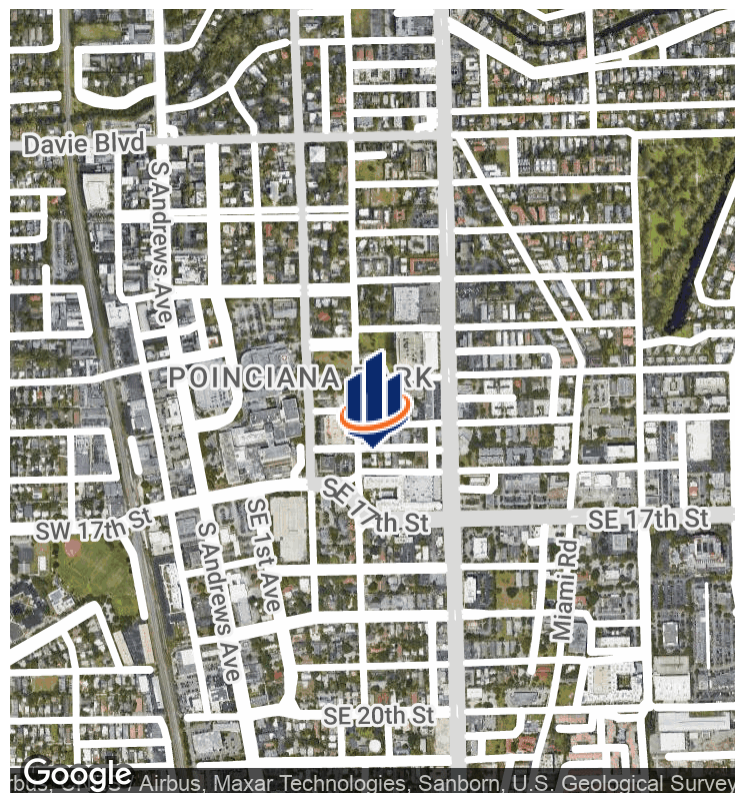
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,150,000
BUILDING SIZE:	1,923 SF
AVAILABLE SF:	1,923 SF
LOT SIZE:	0.33 Acres
ZONING:	RO
MARKET:	Broward County
SUBMARKET:	17th Street Causeway
APN:	504215013610

PROPERTY OVERVIEW

Are you looking for the perfect location to establish your medical or dental practice? Look no further! We have an incredible opportunity for you - a medical/dental office for sale near Downtown Fort Lauderdale, adjacent to Broward General Hospital.

The building features: 6 exam rooms, lobby / reception area, lab / x-ray areas, office, two handicap restrooms and attached compressor / vacuum room. Each exam room features: electric, water, sink drains, compressed air and vacuum lines.

Building incurred water damage as a result of the historic rainfall last April. All remediation and demolition have been completed. Buyer will have the opportunity to complete the repairs and pick the new interior finishes.

PROPERTY HIGHLIGHTS

- Features a double lot, additional land for future expansion and/or re-development
- Parking: 11 spaces
- Exterior lighting

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ADDITIONAL PHOTOS

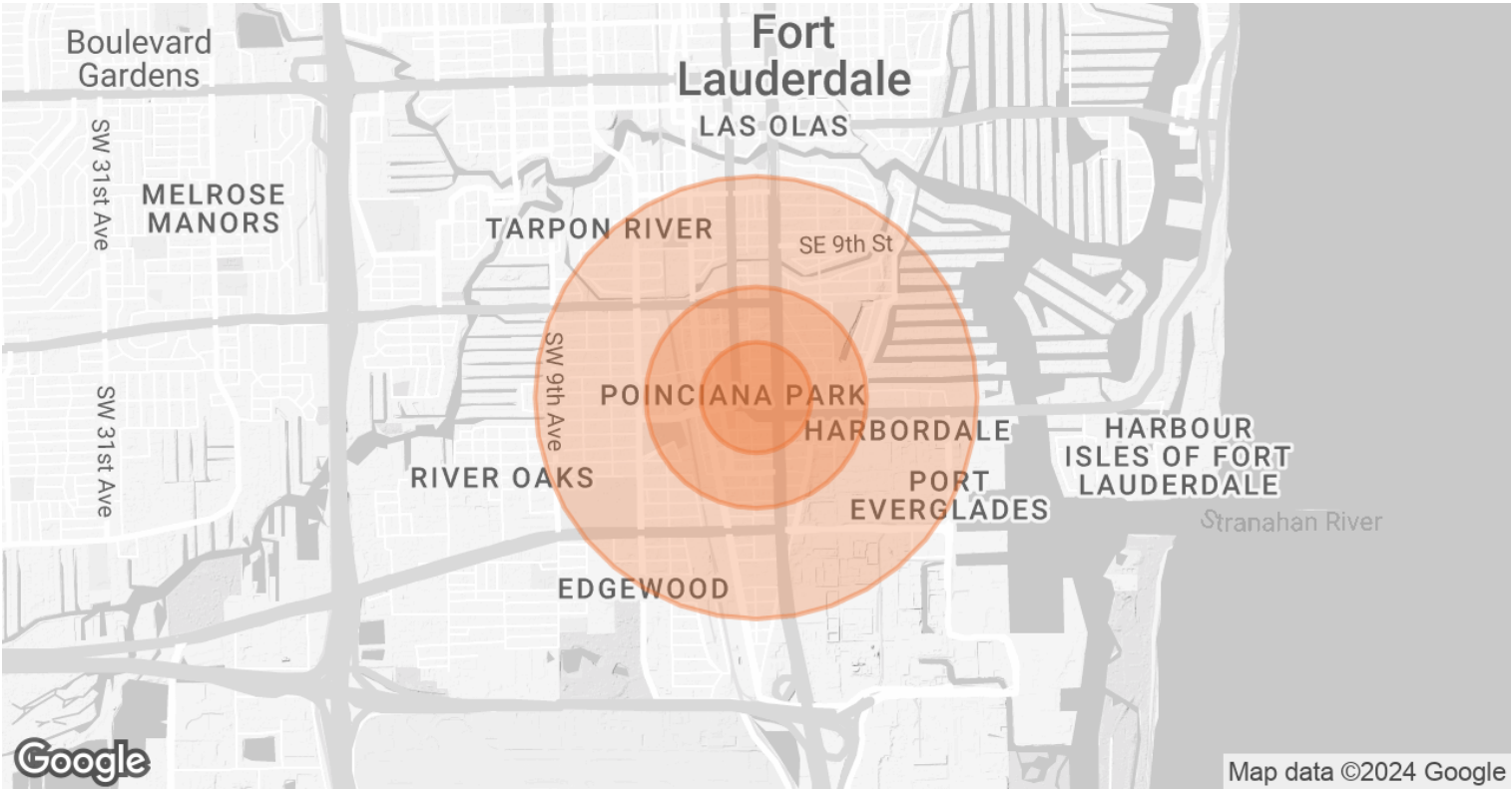


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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	511	2,883	12,508
AVERAGE AGE	48.9	46.0	41.8
AVERAGE AGE (MALE)	44.8	44.1	42.6
AVERAGE AGE (FEMALE)	60.9	50.7	41.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	271	1,423	6,362
# OF PERSONS PER HH	1.9	2.0	2.0
AVERAGE HH INCOME	\$46,249	\$59,775	\$95,317
AVERAGE HOUSE VALUE	\$270,657	\$298,501	\$471,455

* Demographic data derived from 2020 ACS - US Census

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