



# *Exceptional Medical Office Building in Downtown Fort Lauderdale*

1414 SE 3rd Ave  
Fort Lauderdale, FL 33316

*For Sale*

[martinezteamcommercial.com](https://martinezteamcommercial.com)

Discover a prime opportunity to acquire a medical office building strategically located in the heart of vibrant downtown Fort Lauderdale. This prestigious property with 9 exam rooms is tailor-made for healthcare professionals seeking a perfect location to enhance their practice and elevate patient care across from Broward Health Medical Center.



*Asking Price: \$3,400,00 (\$564 PSF)*

*Lot Size: 27,914 SF*

*Zoning: Residential Office (RO) District – Medical  
and dental clinics and hospitals*

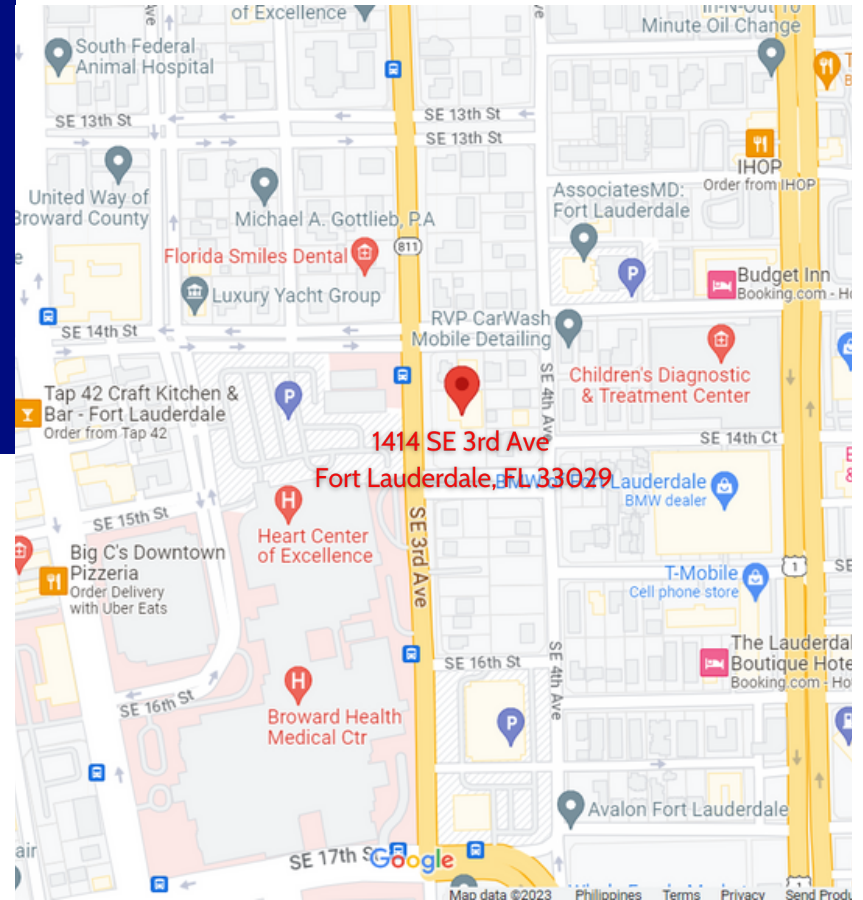
## HIGHLIGHTS

- 3 miles from FLL Airport
- 1.5 miles to Downtown Fort Lauderdale
- 1.7 miles to FTL Brightline station
- Across the street from Broward Health Medical Center
- 28 parking spaces

## DEMOGRAPHICS

	2 mile	5 mile	10 mile
2023 Population	58,305	250,900	1,069,895
2023 Households	28,266	105,687	438,029
Average Household Income	\$117,166	\$94,548	\$83,139

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# Floor Plan

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## *Aerial Shot*

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