



## *Plantation Medical Office Condo for Owner-User Medical Zoning*

7050 NW 4th St  
Plantation, FL 33317

*For Sale*

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

Prime Medical Office Building Condominium for Sale in Plantation, FL! Amazing opportunity to purchase a Medical Office Suite. This purpose-built facility is designed to meet the needs of healthcare providers, featuring a spacious exam room, flexible office space, and ample on-site parking. Located in a thriving medical and business hub, this property offers easy access to major highways, supporting patient convenience and provider growth. Ideal for a range of medical practices or specialty healthcare services, this is an exceptional opportunity to invest in a high-demand area with significant growth potential.



*Suite 202 & 204*  
*Asking Price: \$950,000*  
*Association Dues: \$1,400/month*  
*Unit Size: 2,831 SF @ \$335.57 PSF*  
*Year Built: 1985*  
*Units vacant at closing*

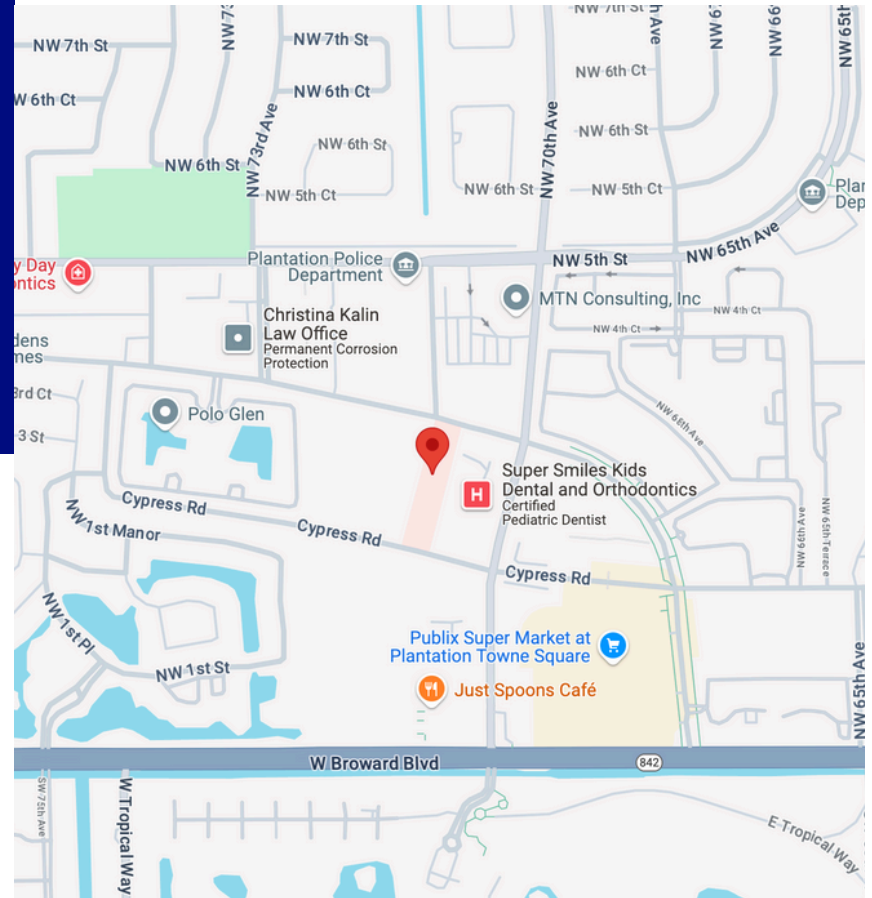
### HIGHLIGHTS

- Zoned medical offices
- Plenty of parking for patients, Clients and employees
- In the Heart of Plantation
- Pride of Ownership

### DEMOGRAPHICS

	2 mile	5 mile	10 mile
2024 Population	60,808	418,211	1,336,808
2024 Households	23,445	155,839	521,405
Average Household Income	\$91,174	\$78,365	\$88,338

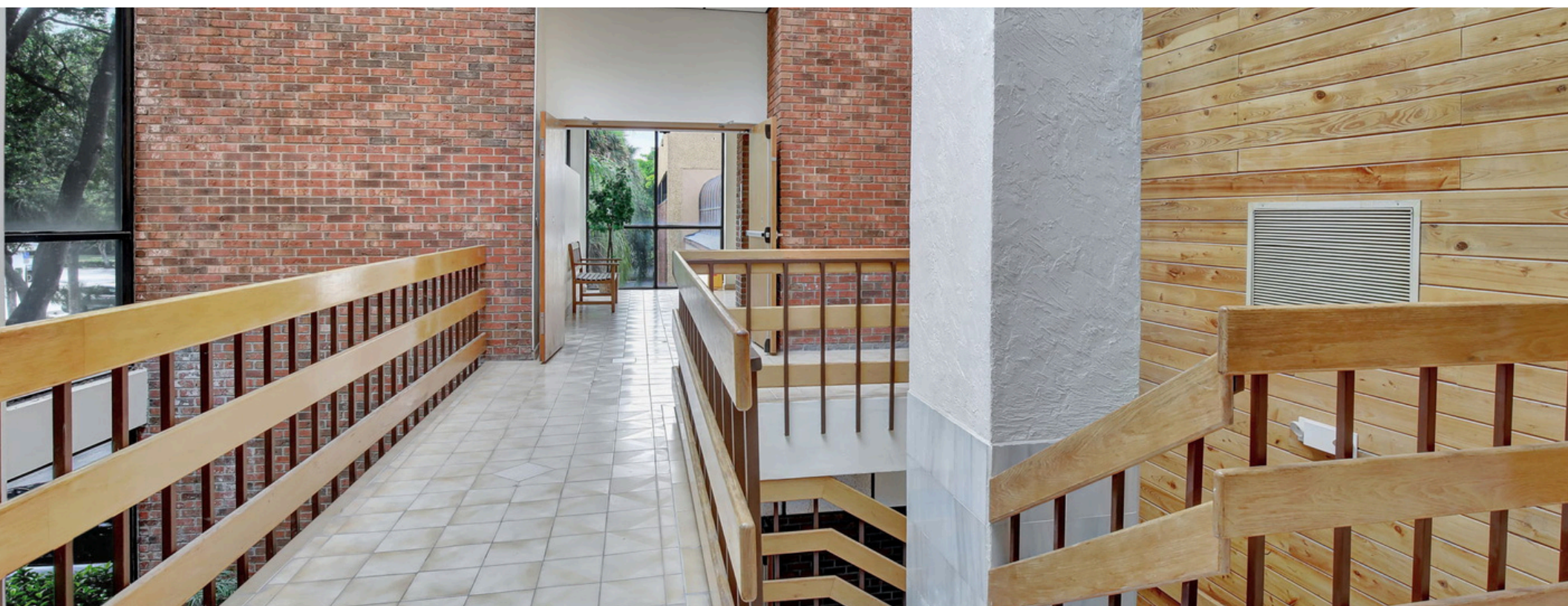
7050 NW 4th St  
 Plantation, FL 33317



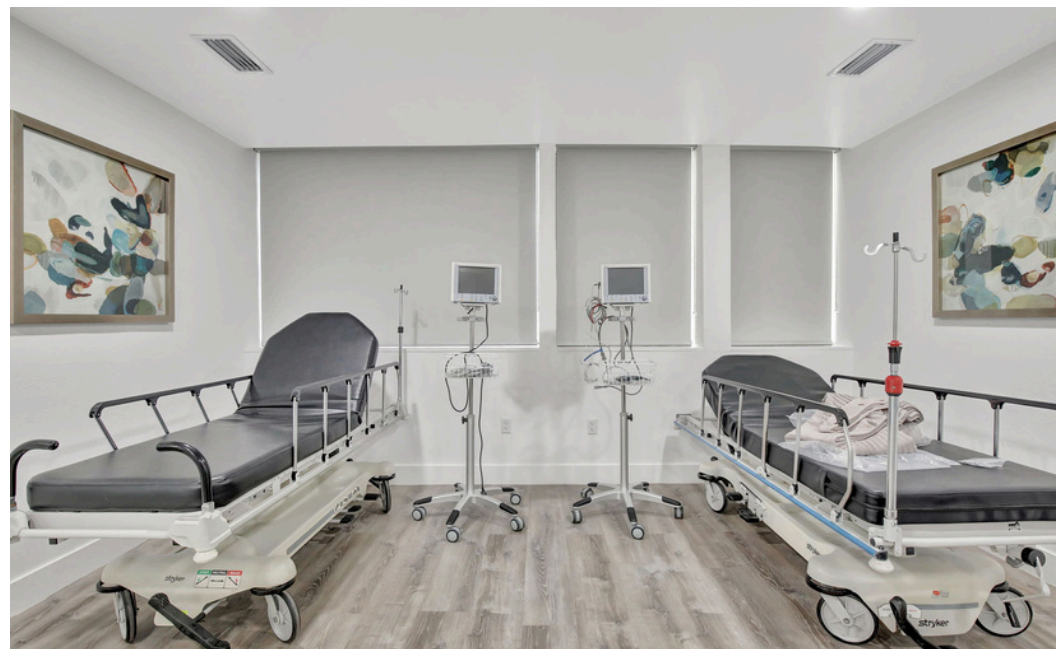












## Suite 202



Gus Martinez, P.A.  
954.394.7078  
[Gus@MartinezTeamCommercial.com](mailto:Gus@MartinezTeamCommercial.com)







## Suite 204



Gus Martinez, P.A.  
954.394.7078  
[Gus@MartinezTeamCommercial.com](mailto:Gus@MartinezTeamCommercial.com)

