



## *Plantation Medical Office Condo Investment* *Three Medical tenants w/ 5-year leases in place*

7050 NW 4th St  
Plantation, FL 33317

*For Sale*

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

Prime Medical Office Building Condominiums for Sale in Plantation, FL! Amazing opportunity to purchase 1-3 Medical Office Suites. This purpose-built facility is designed to meet the needs of healthcare providers, featuring spacious exam rooms, flexible office spaces, 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.



**Price: All three are \$1,700,000 or \$390.45 PSF**  
**Suite 303: \$594,655.35 and RE Taxes: \$5,805.54 (2023)**  
**Suite 202: \$632,138.55 and RE Taxes: \$6,826.61 (2023)**  
**Suite 204: \$473,225.40 and RE Taxes: \$4,609.16 (2023)**  
**Year Built: 1985**

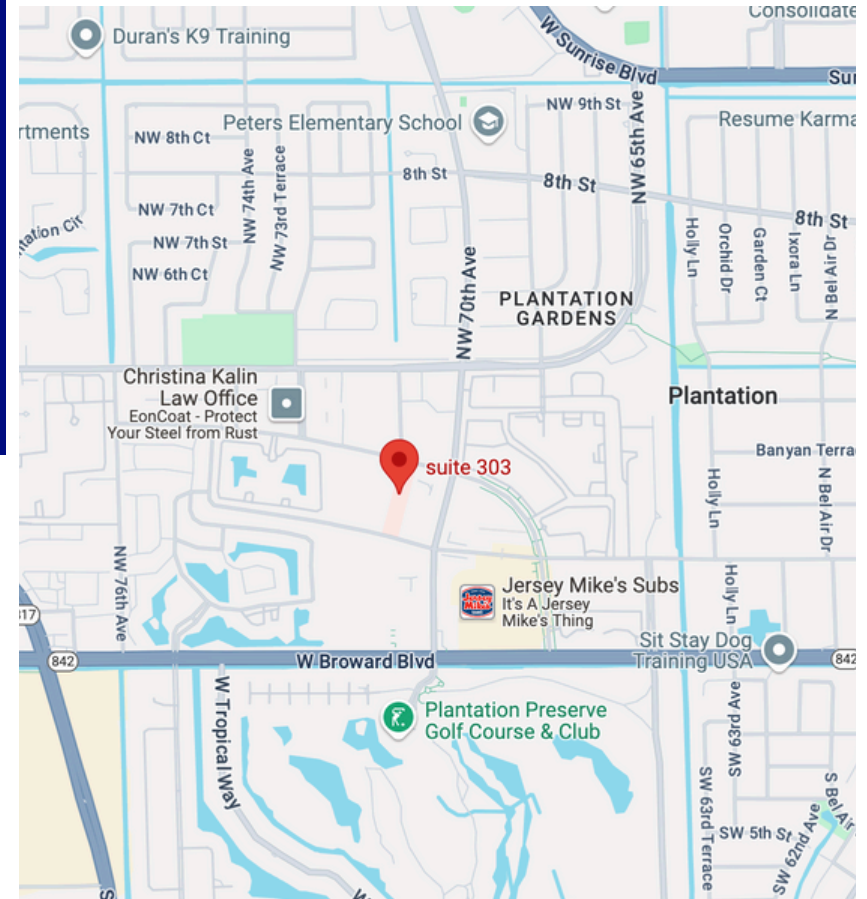
### HIGHLIGHTS

- CAP Rate: 9.5%
- Condominium Association Dues: \$2100/month for all three suites.
- 5-year leases signed recently
- 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

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# Property Income Analysis

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**3 Office Condominiums:**  
Suite 202 began 12/1/2023  
Suite 204 began 6/1/2024  
Suite 303 began 11/1/2023  
**Total SF 4354 leased for 5 yrs**

Purchase Price	\$1,700,000
Annual Operating Income	\$204,441
Annual Operating Expenses	\$42,441
Down Payment (as a % of purchase price)	30%
Annual Loan Payments	\$0
Down Payment (in dollars)	\$510,000
Annual Net Operating Income	\$162,000
Annual Cash Flow	\$162,000
Capitalization Rate	9.5%
Cash On Cash Return	31.8%
Gross Rent Multiplier	8.3



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# Current Rentroll

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UNIT		SF	Price per SF	NNN	Annual	Lease start	Lease end
303	RDMI-MRI Center	1,523	\$ 27.58	\$9.75	\$56,853.59	11/1/2023	10/31/2028
202	Barbie's Sculpting & Aesthetic	1,619	\$ 40.77	\$9.75	\$81,791.88	12/1/2023	11/30/2028
204	RDMI PET	1,212	\$ 44.55	\$9.75	\$65,811.16	6/1/2024	5/31/2029

Totals 4,354

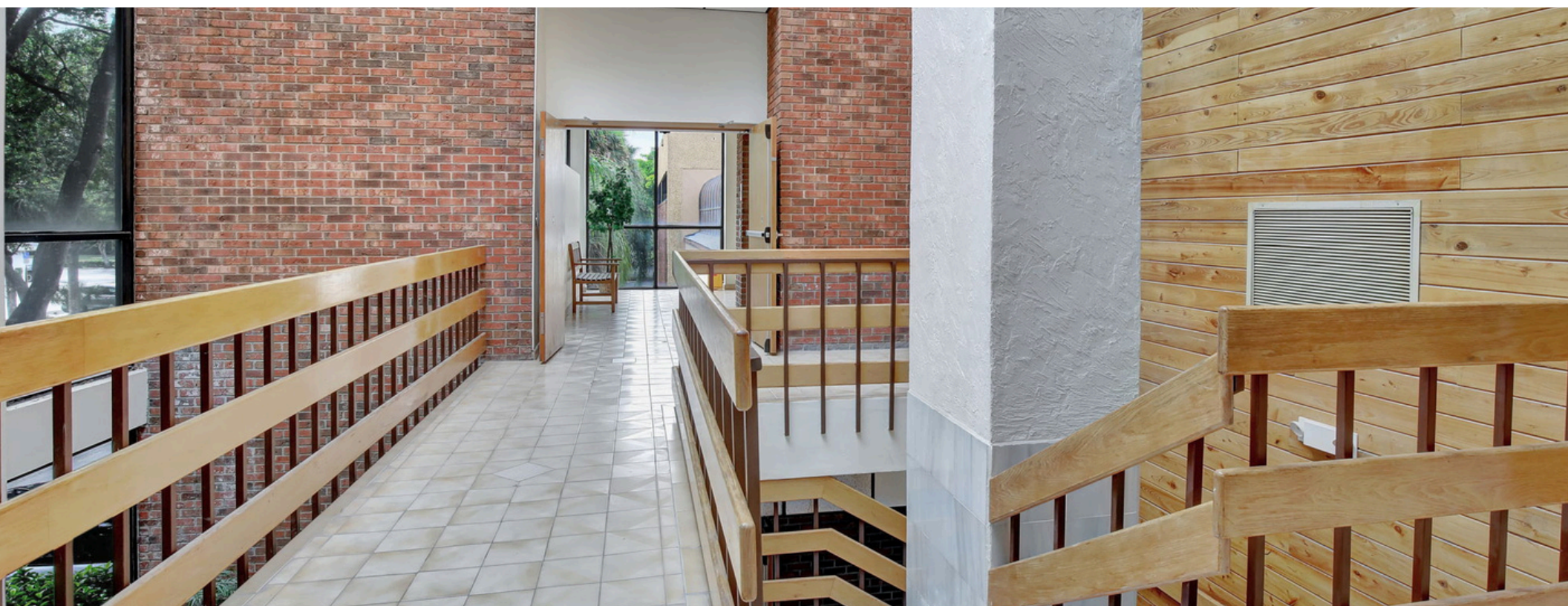
\$204,456.63

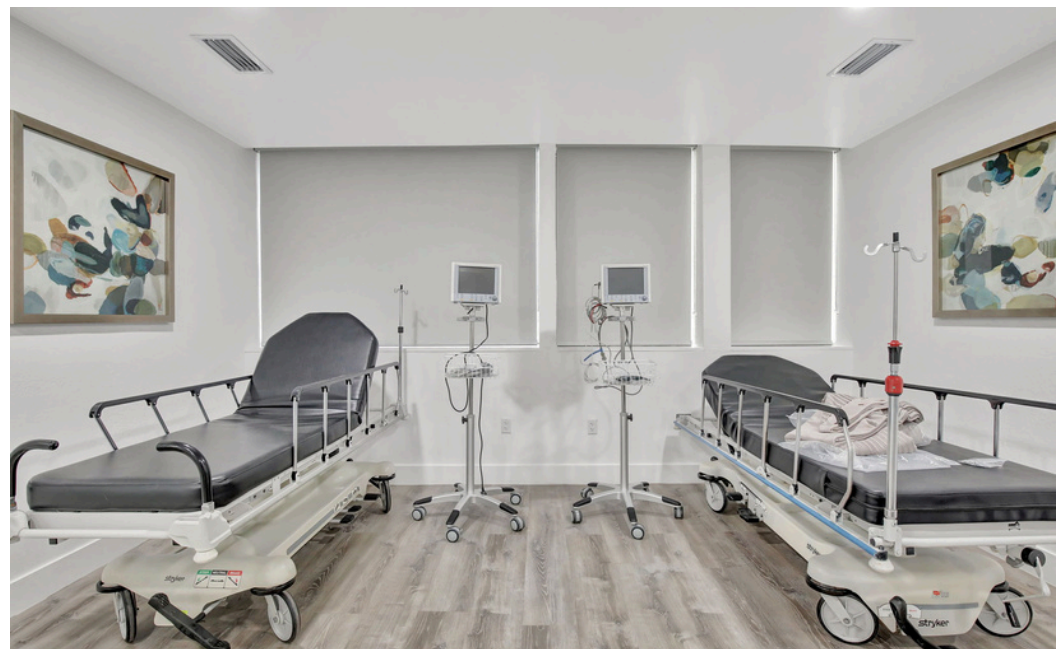


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## Suite 202



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## Suite 204



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## Suite 303



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## *Aerial View*



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