



Plantation Medical Office Condo for Owner–User Medical Zoning

7050 NW 4th St

Plantation, FL 33317

For Sale

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
Suite 202 is 1619 SF
Suite 204 is 1212 SF
Asking Price: \$950,000
Association Dues: \$1,400/month
Unit Size: 2,831 SF @ \$335.57 PSF
Year Built: 1985
Units vacant at closing

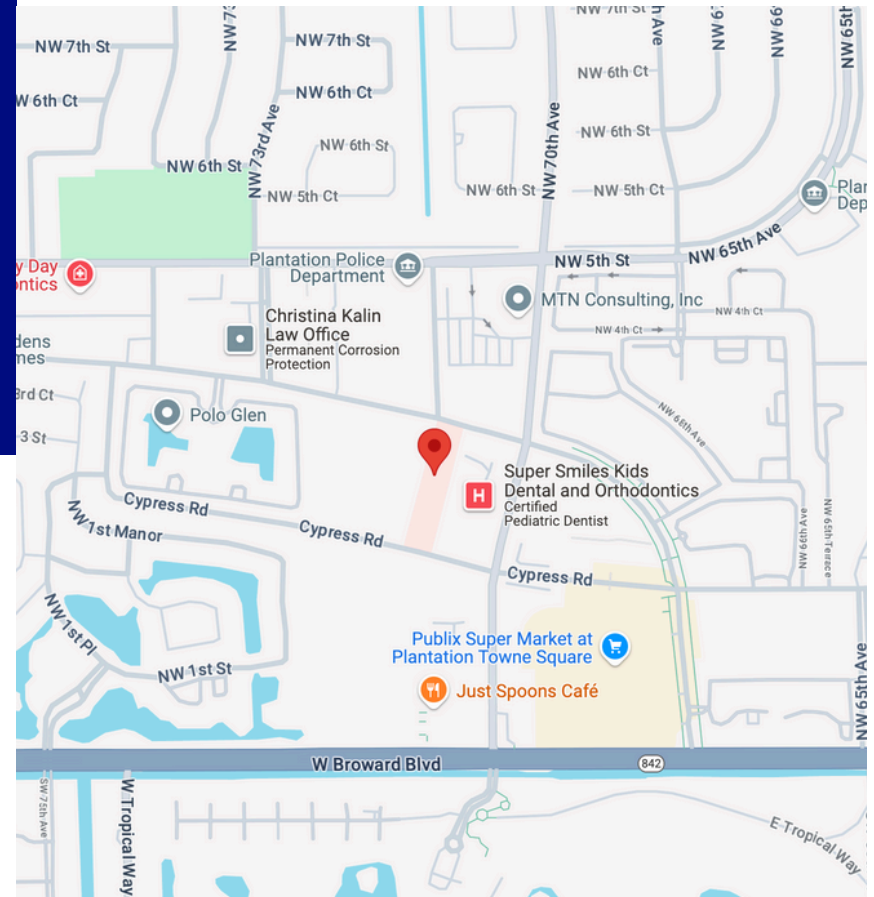
HIGHLIGHTS

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

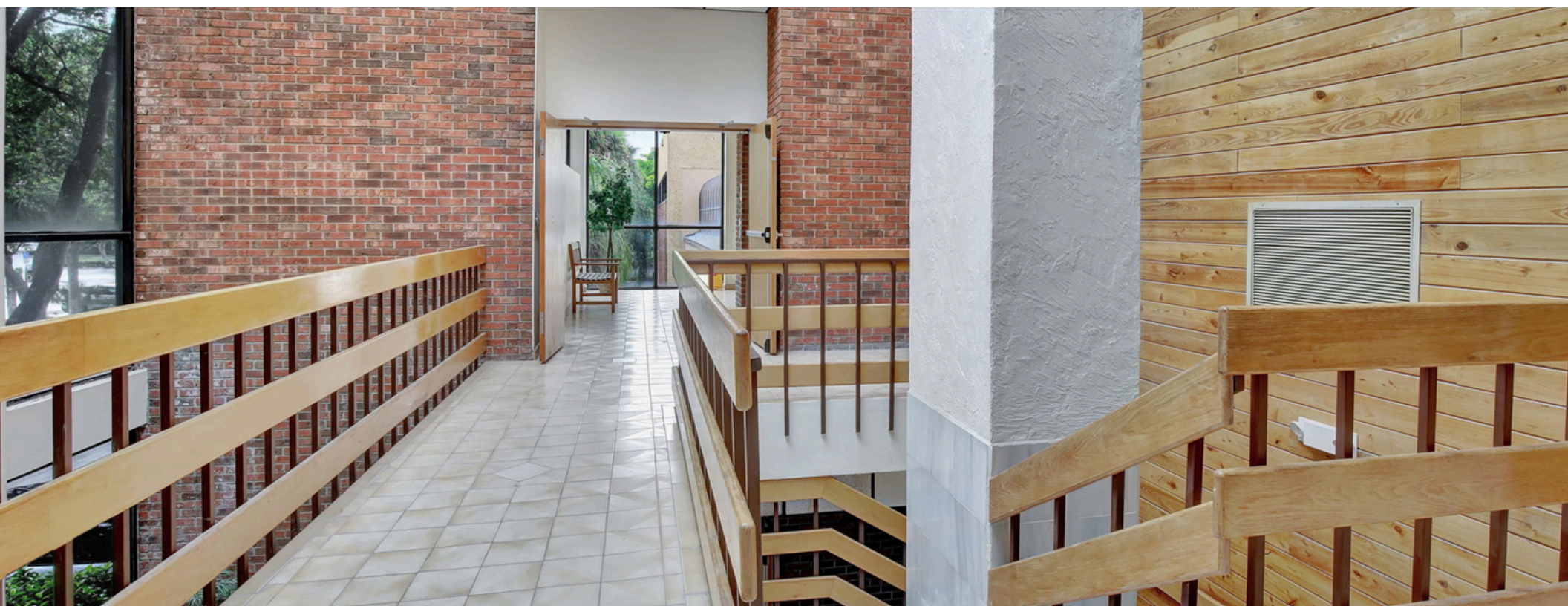
DEMOGRAPHICS

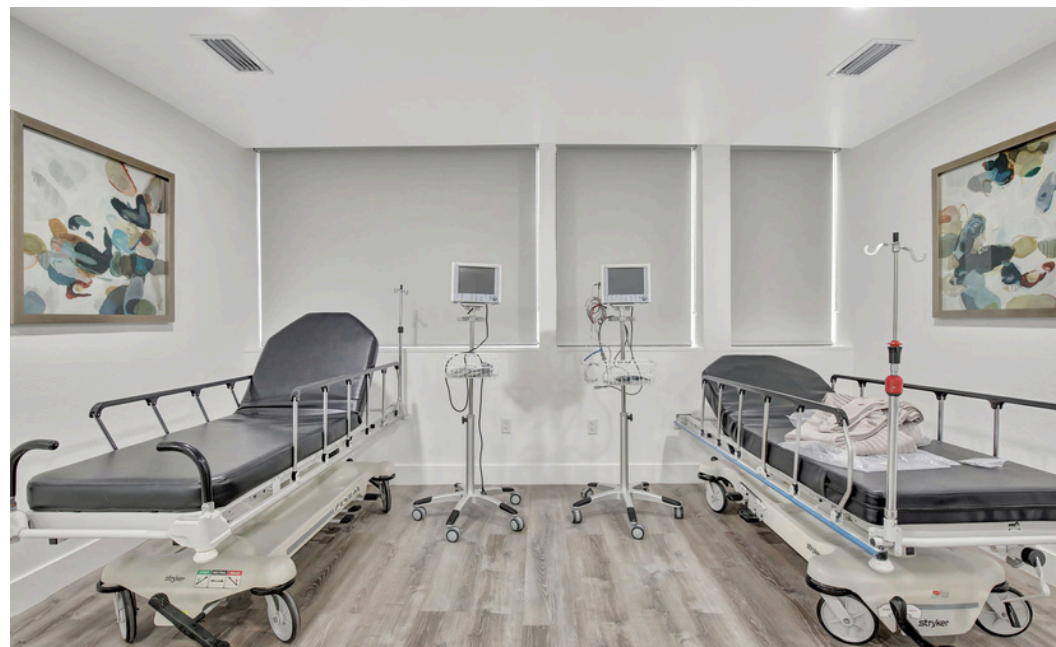
	2 mile	5 mile	10 mile
2024 Population	60,808	418,211	1,336,808
2024 Households	23,445	155,839	521,405
Average Household Income	\$91,174	\$78,365	\$88,338

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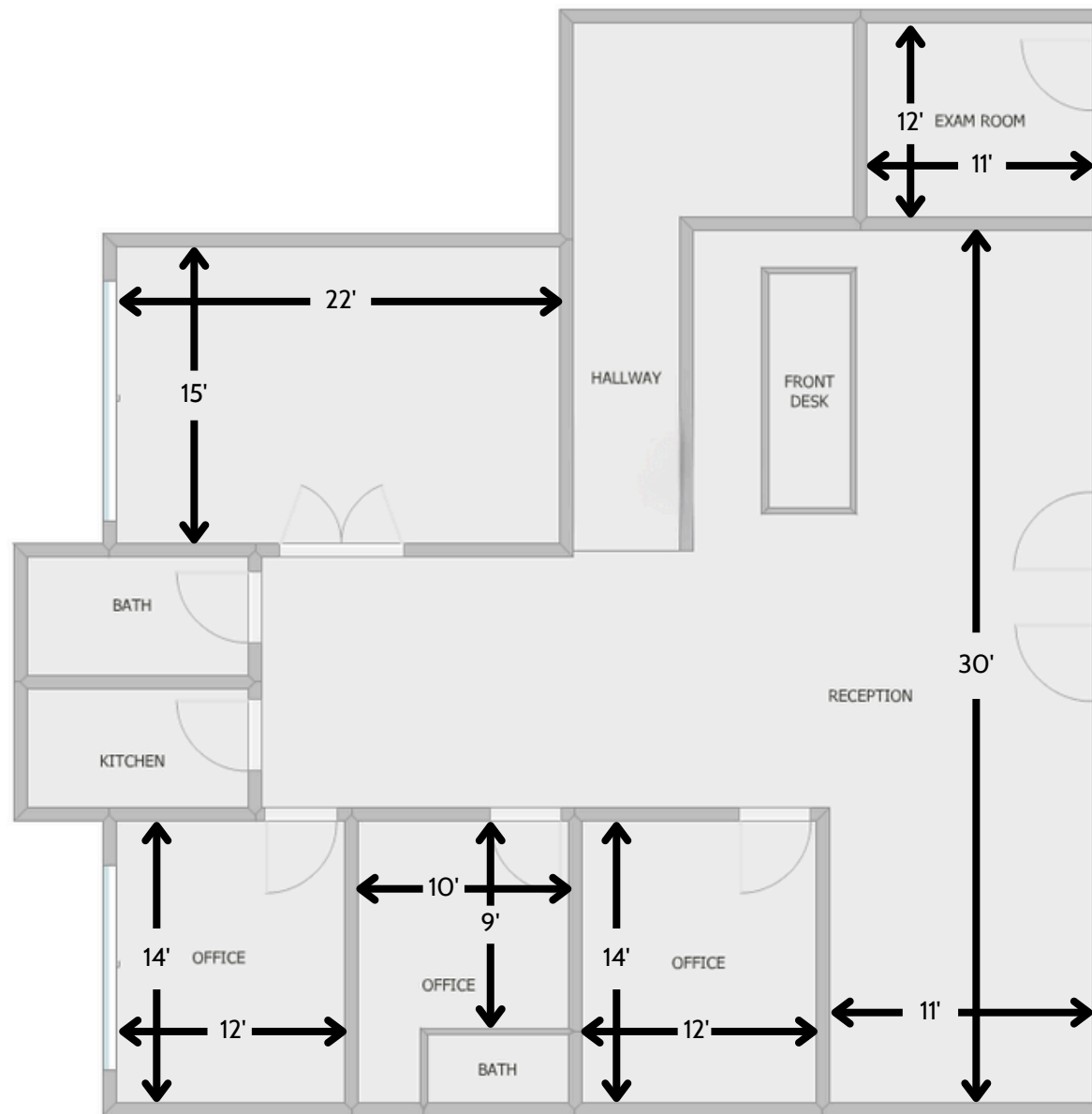




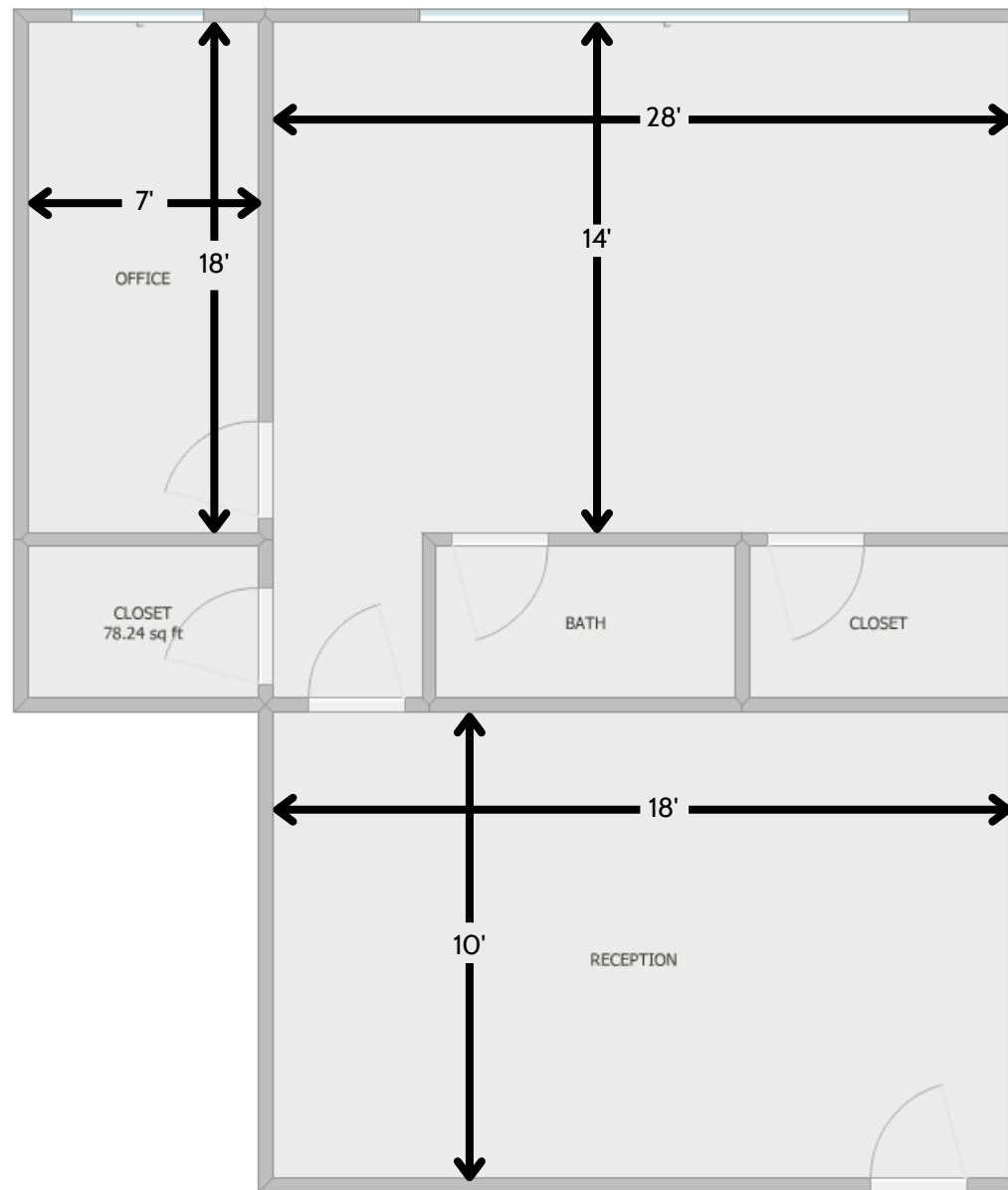




Suite 202



Unit Layout – Suite 202



Unit Layout – Suite 204