

Medical Office Building for Sale in Lighthouse Point

For Sale \$3,000,000
2201 NE 52 St.
Lighthouse Point, FL 33064



FOR SALE	Building size 11,658 Sq. Ft. on 14,277 Sq. Ft. Lot		
DESCRIPTION	Updated medical building for sale in prestigious Lighthouse Point. Currently 4,000 Sq. Ft. available with 3 tenants in place. The vacant space includes large waiting and reception area, 6 exam rooms 2 executive offices with shower, lab room and kitchen area with ample covered parking. Located just blocks from the new Broward Health Emergency Center. B3-A Zoning would permit several other office uses including financial services, architectural and construction, and sales and marketing. Located in an area of high-income demographics.		
VIDEO TOUR	https://www.youtube.com/embed/tXzll_7NNtc?rel=0		
LOCATION	Located NE 52 Street just east of federal Hwy. Between 10 th Street and Sample Rd.		
PRICING	\$3,000,000 or \$257/ Sq. Ft. Building and \$210/ Sq. Ft. Lot		
YEAR BUILT	1991		
PARKING	26 Covered Parking Spaces available		
ZONING/ FOLIO	B3A Lighthouse Point 4843-07-14-0161		
DEMOGRAPHICS 2024		1 mile	3 mile
	HH Population:	20,840	116,181
	Average HH Income:	\$93,753	\$77,172
			5 mile
			247,750
			\$83,535

Disclaimer: This offering subject to errors, omissions, prior sale or withdrawal without notice.

CAMPBELL & ROSEMURGY

COMMERCIAL REAL ESTATE

John D. McQueston

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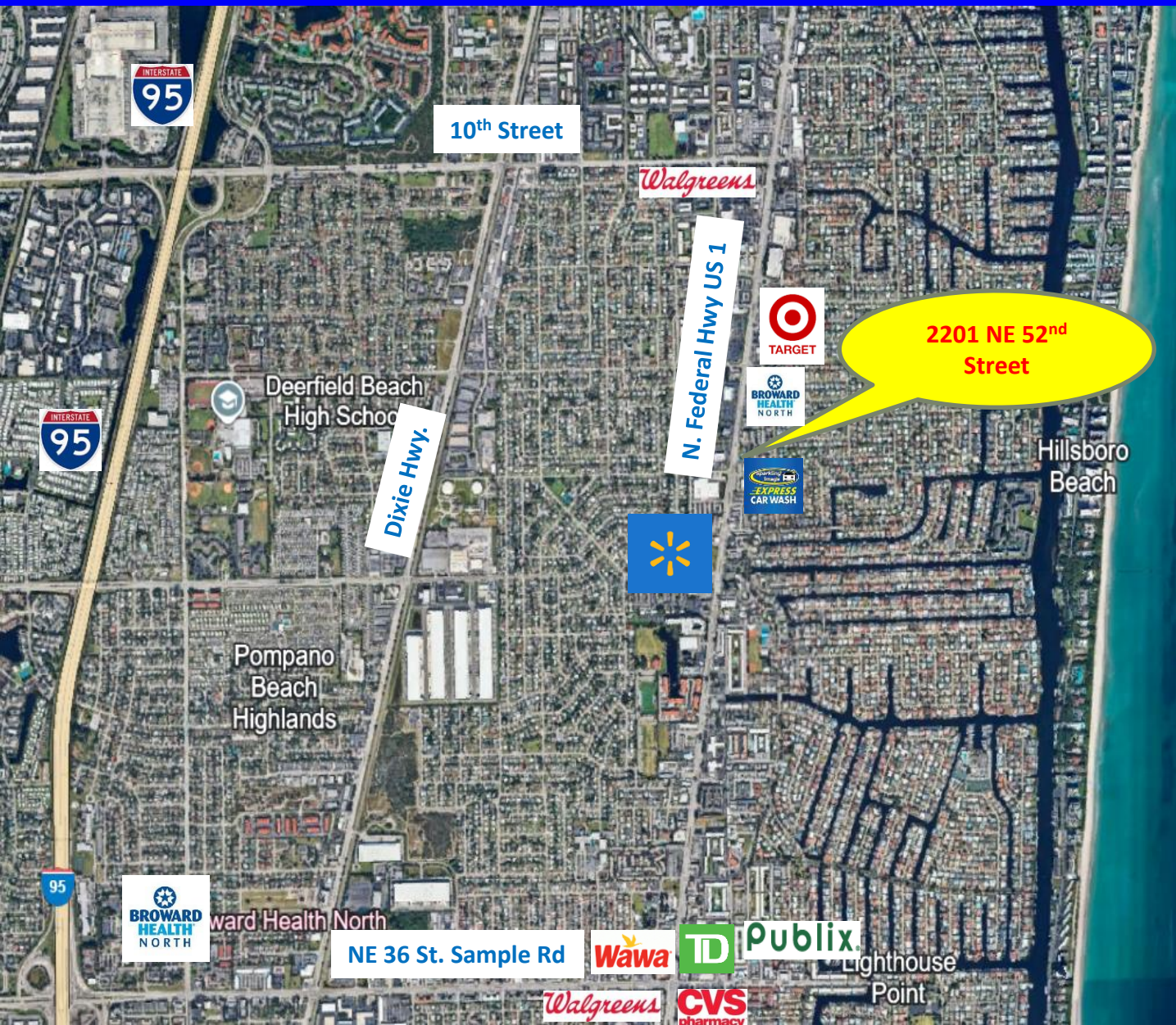
<https://pkcre.com>

1233 E. Hillsboro Blvd
Deerfield Beach, FL
33441

954.427.8686 T.
954.427.0117 F.

Location Map

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Additional Photos

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Employee/ Reception Area



Covered Parking



Entrance/ Corridor



Executive Office



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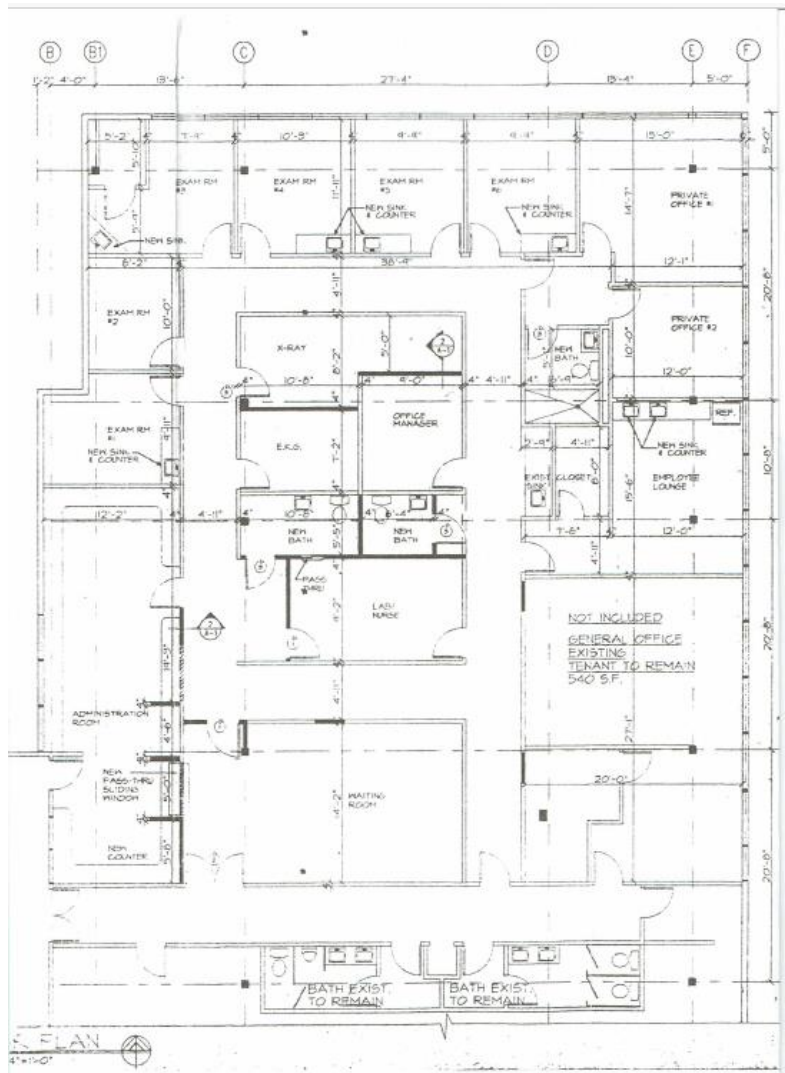
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Floorplan

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Suite 206 Approximately 4,000 Sq. Ft.



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