OSTRANDER REAL ESTATE GROUP

# Medical Building

## For Sale

- Excellent Cap for strong Medical deal
- Absolute NNN - No LL responsibilities
- 5315 sf on .51 Acres – expires Nov 2032
- Tenant has 5 locations along coastal FL
- Medical office - recession resistant
- A+ Location, near Westside Reg. Hospital
- Strong demand area for Healthcare RE
- Easy access to major freeways




**7353 NW 4th Street, Plantation FL 33317**

**Andrew Ostrander**
**480-229-6999**
**AndrewOAZ@cox.net**

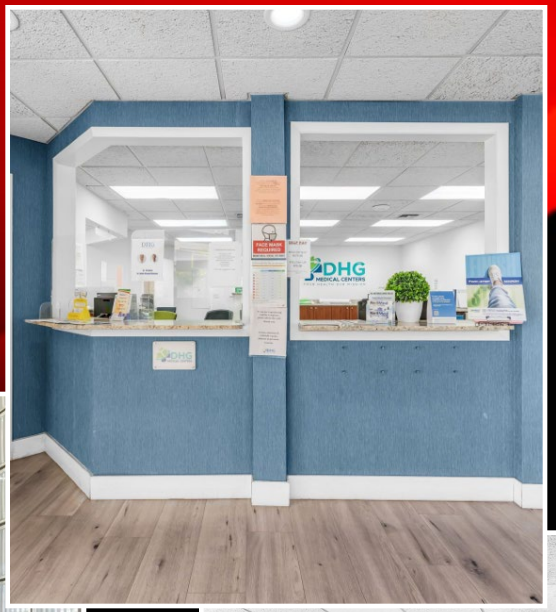
**Robert Skubiak**
**480-395-5770**
**RobSkubiak@kw.com**

**$2,520,000**

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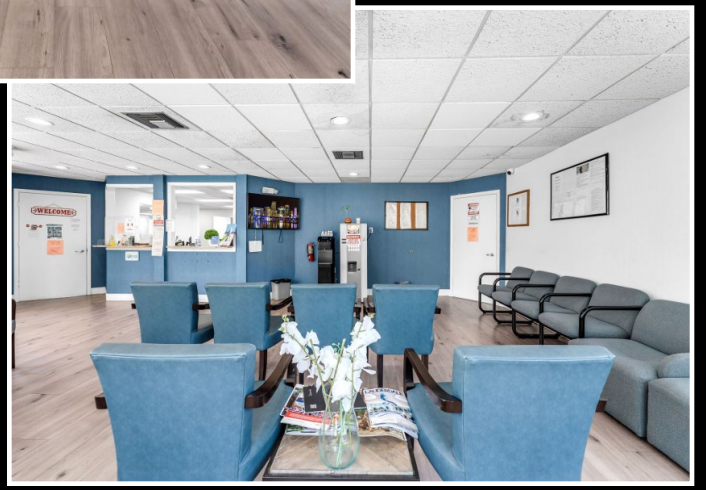
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Reception



Waiting Area

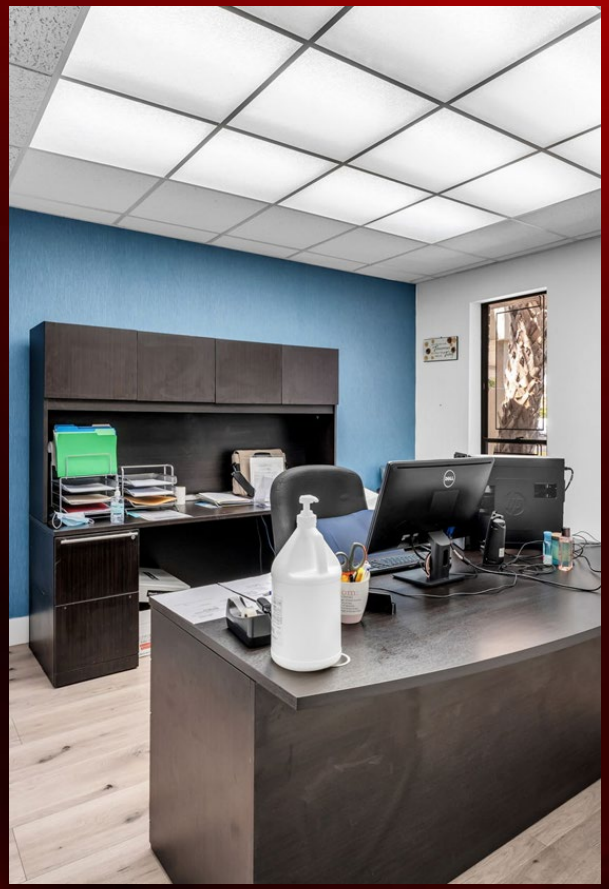


**This property offers a stable investment opportunity with a newly signed lease. Designed as a turnkey medical facility, it features a spacious waiting room, multiple exam rooms, and dedicated areas for clerical and insurance operations, creating a seamless workflow for medical professionals. Additionally, owner and physician amenities include a private entrance with covered parking and office suites with private restrooms, enhancing convenience and privacy.**

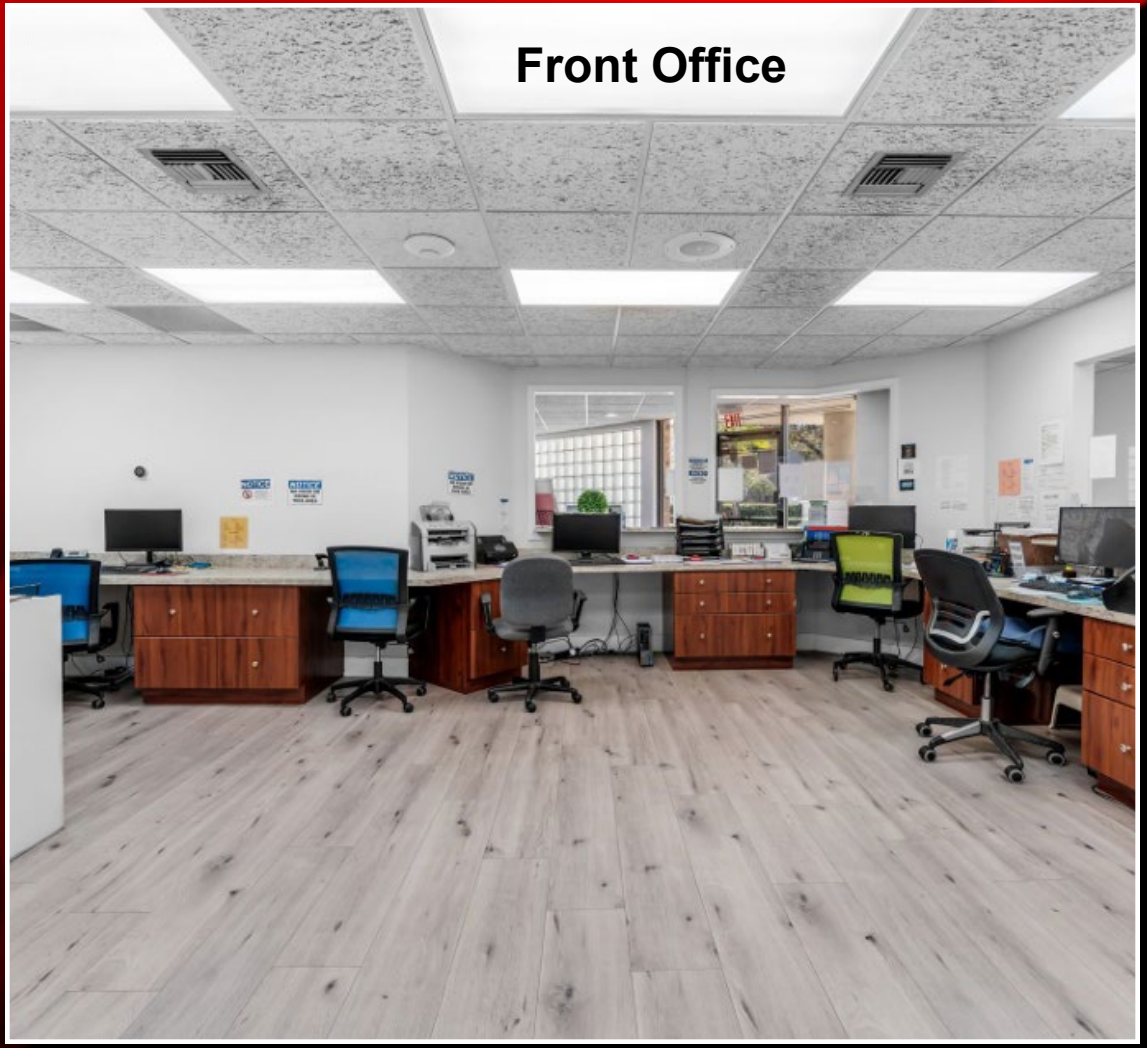
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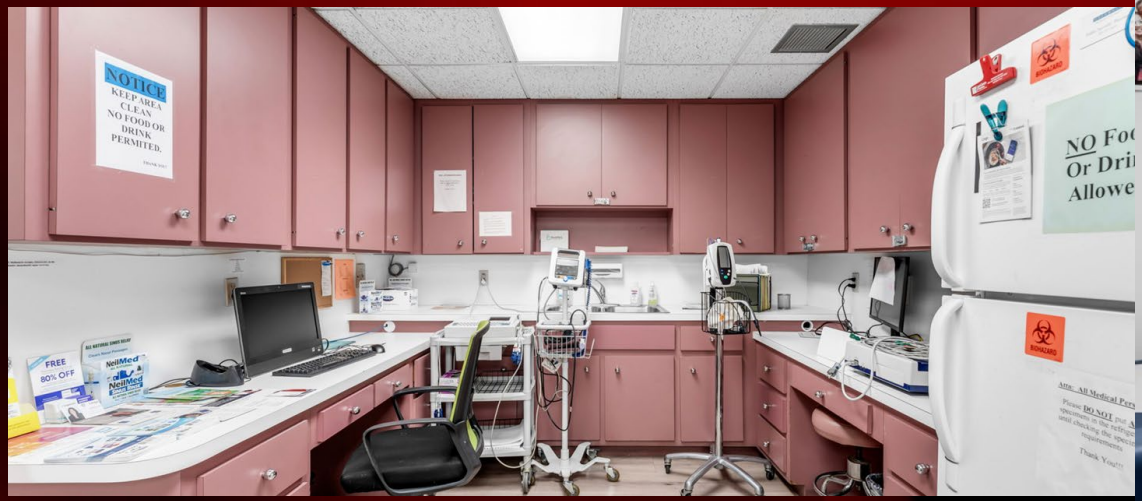
## Front Office



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LAB




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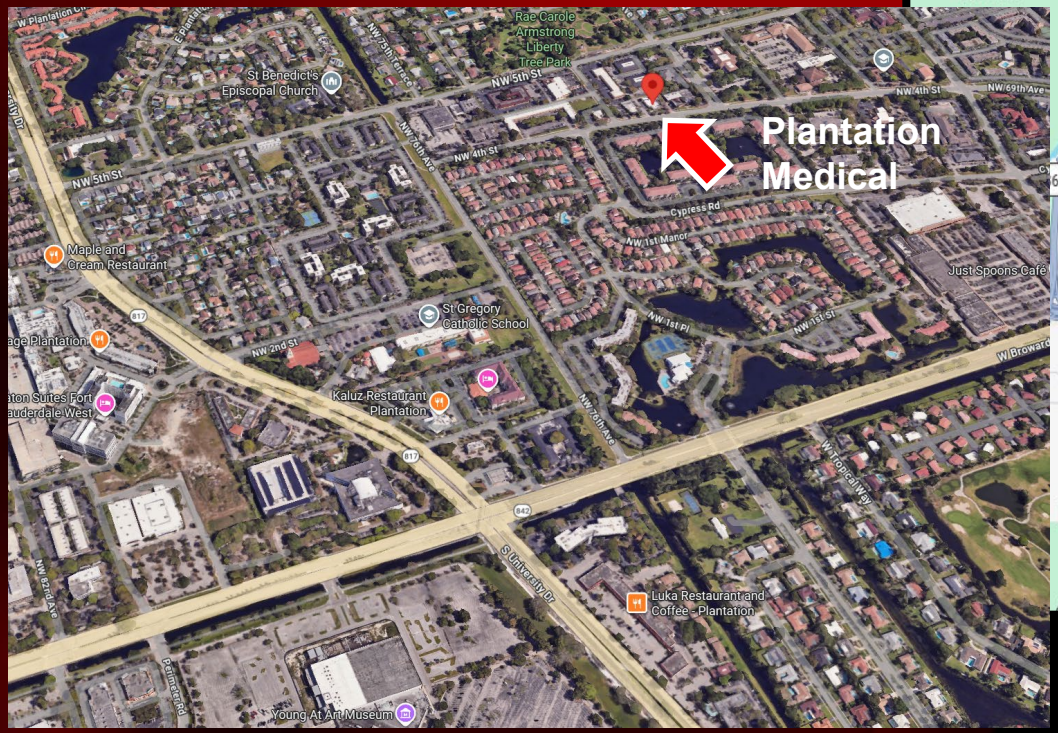

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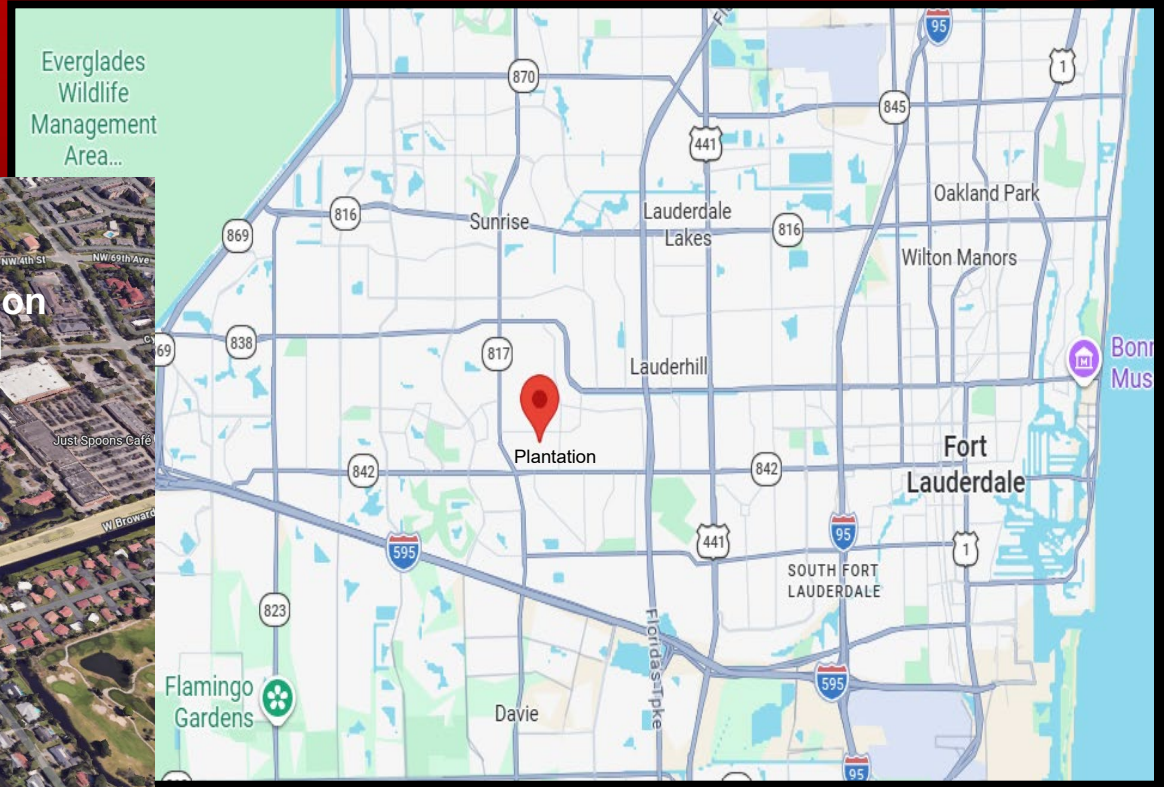
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