

TURN-KEY MEDICAL OFFICE CONDO FOR SALE - SAMPLE MEDICAL PROMENADE

601 E Sample Road, Unit 103, Deerfield Beach, FL 33064

Experience the power of market knowledge



PROPERTY HIGHLIGHTS

- Excellent Turn-Key Medical Office Condo for Sale
- Price: \$225,000.00 (\$230.78 p.s.f.)
- Size: 975 +/- Square Feet
- 3 Exam Rooms
- Reception Area (seats 10 + 2 employees)
- 1 Physician office
- 1 lab room area
- Located just East of Broward Health North and just West of Dixie Hwy.



John Forman
Sales Associate
954.652.2026
jforman@bergercommercial.com

Michael Feuerman, Esq., CCIM
Managing Director Palm Beach County
561.430.2303
mfeuerman@bergercommercial.com

Main Office
1600 Southeast 17th Street, Suite 200
Fort Lauderdale, FL 33316
954.358.0900

Palm Beach County Office
2240 Woolbright Road, Suite 300
Boynton Beach, FL 33426
561.613.0900

bergercommercial.com



CORFAC
International

COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

Information furnished regarding this property is from sources deemed reliable, but no warranty or representation as to the accuracy thereof and it is submitted subject to errors, omissions, prior sale, lease or withdrawal without prior notice.

MEDICAL OFFICE FOR SALE

601 E Sample Road, Unit 103, Deerfield Beach, FL 33064



PROPERTY HIGHLIGHTS

Sale Price: \$225,000.00 (\$230.78 psf)

Lot Size: 0.0 Acres

Condo Size: 975 +/- Square Feet

Building Class: B

Zoning: B-2c (Highway Business) City of Fort Lauderdale

Market: Broward County Office

Sub Market: Pompano Beach Office Submarket

Location: 1/3 mile from Broward Health North Medical Hospital
1/2 Mile from I-95

Layout: 3 exam rooms, 1 lab room, 1 physician office, 1 ADA bathroom, Reception Area (Seats +10), and a Secretary Area (Seats 3)

John Forman
Sales Associate
954.652.2026
jforman@bergercommercial.com

Michael Feuerman, Esq., CCIM
Managing Director Palm Beach County
561.430.2303
mfeuerman@bergercommercial.com

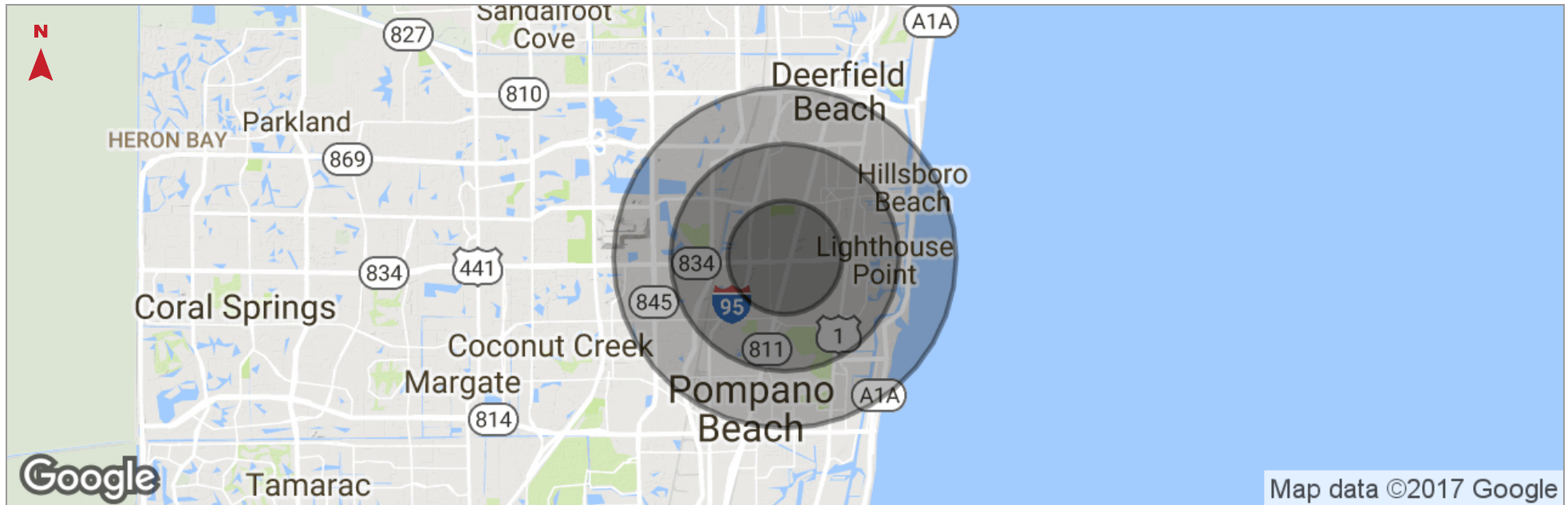
Main Office
1600 Southeast 17th Street, Suite 200
Fort Lauderdale, FL 33316
954.358.0900

Palm Beach County Office
2240 Woolbright Road, Suite 300
Boynton Beach, FL 33426
561.613.0900

MEDICAL OFFICE FOR SALE

601 E Sample Road, Unit 103, Deerfield Beach, FL 33064

Demographics Map



	1 Mile	2 Miles	3 Miles
Total Population	19,851	62,995	115,718
Population Density	6,319	5,013	4,093
Median Age	37.1	38.2	41.5
Median Age (Male)	36.8	37.5	40.8
Median Age (Female)	37.9	39.1	42.4
Total Households	6,043	21,136	45,642
# of Persons Per HH	3.3	3.0	2.5
Average HH Income	\$47,870	\$61,250	\$61,753
Average House Value	\$205,312	\$314,486	\$297,625

John Forman
Sales Associate
954.652.2026
jforman@bergercommercial.com

Michael Feuerman, Esq., CCIM
Managing Director Palm Beach County
561.430.2303
mfeuerman@bergercommercial.com

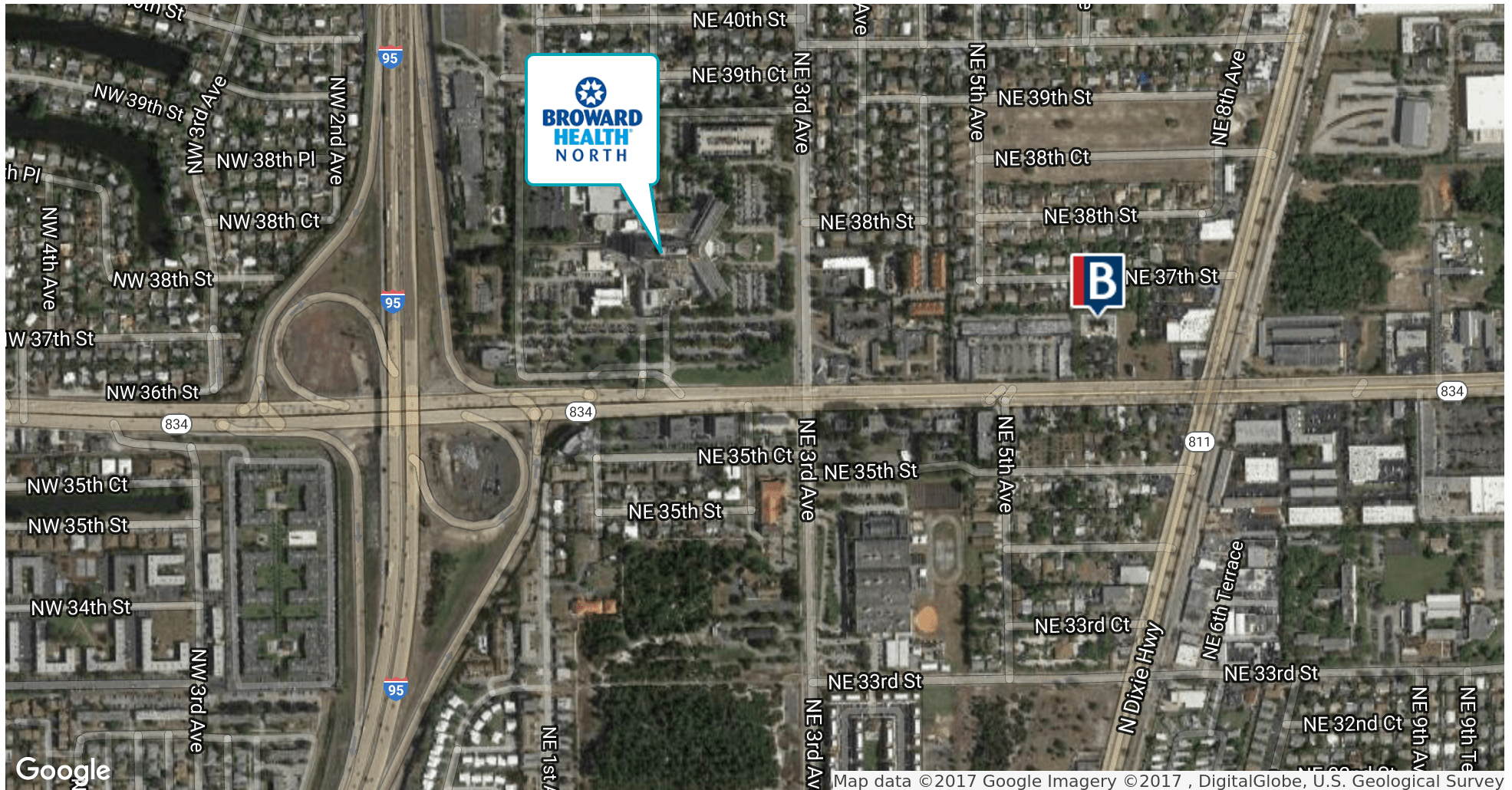
Main Office
1600 Southeast 17th Street, Suite 200
Fort Lauderdale, FL 33316
954.358.0900

Palm Beach County Office
2240 Woolbright Road, Suite 300
Boynton Beach, FL 33426
561.613.0900

MEDICAL OFFICE FOR SALE

601 E Sample Road, Unit 103, Deerfield Beach, FL 33064

Location



John Forman
Sales Associate
954.652.2026
jforman@bergercommercial.com

Michael Feuerman, Esq., CCIM
Managing Director Palm Beach County
561.430.2303
mfeuerman@bergercommercial.com

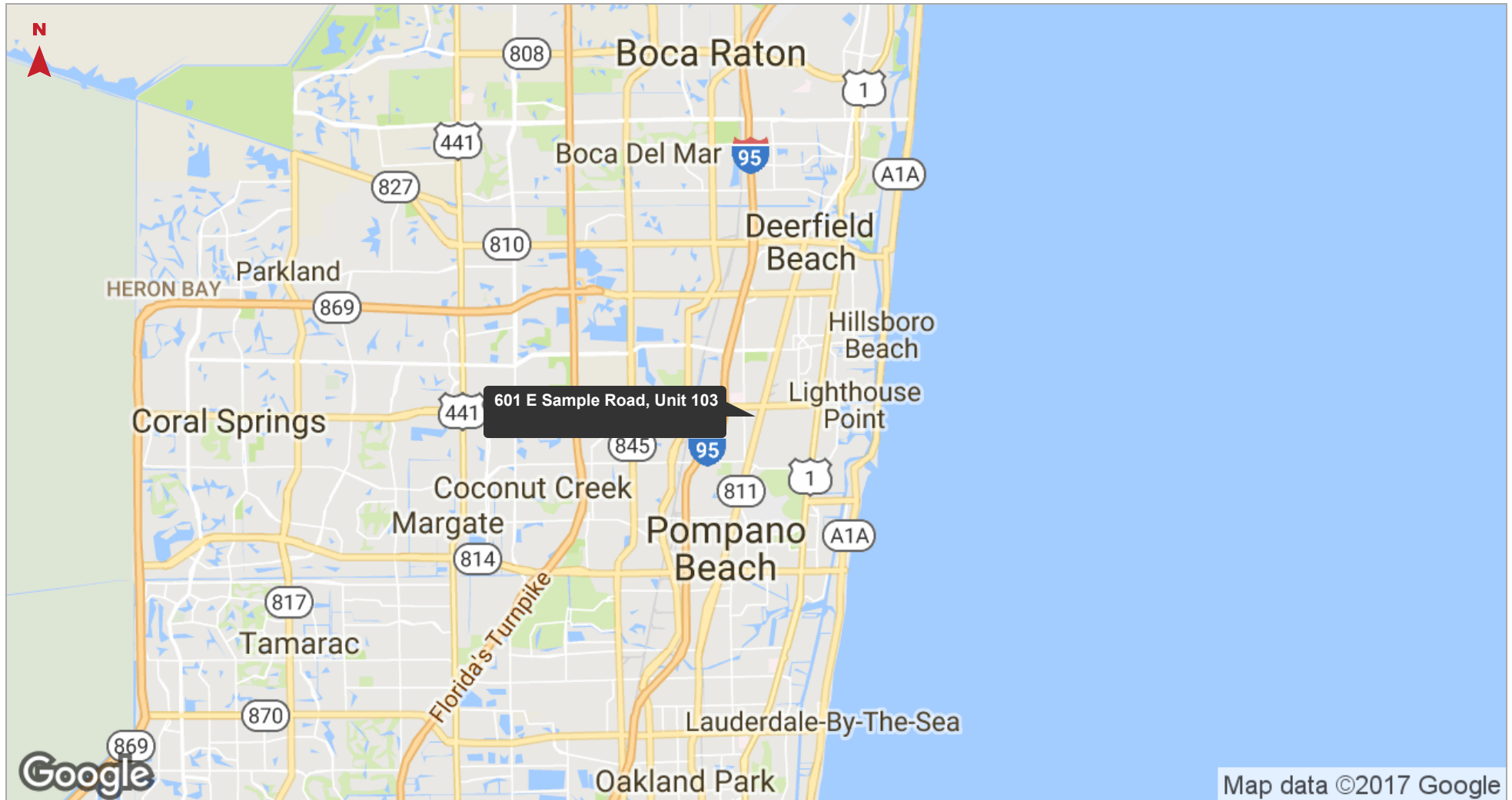
Main Office
1600 Southeast 17th Street, Suite 200
Fort Lauderdale, FL 33316
954.358.0900

Palm Beach County Office
2240 Woolbright Road, Suite 300
Boynton Beach, FL 33426
561.613.0900

MEDICAL OFFICE FOR SALE

601 E Sample Road, Unit 103, Deerfield Beach, FL 33064

Regional Map



John Forman
Sales Associate
954.652.2026
jforman@bergercommercial.com

Michael Feuerman, Esq., CCIM
Managing Director Palm Beach County
561.430.2303
mfeuerman@bergercommercial.com

Main Office
1600 Southeast 17th Street, Suite 200
Fort Lauderdale, FL 33316
954.358.0900

Palm Beach County Office
2240 Woolbright Road, Suite 300
Boynton Beach, FL 33426
561.613.0900