

# DOMINION

PRIVATE CLIENT GROUP

CAROL WAY MEDICAL PLAZA

2700 SW 97 AVE, MIAMI, FL 33165



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PORT ST LUCIE, FLORIDA

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## PROPERTY DETAILS

A Class "A" medical office park with four buildings totaling +/- 60,275 SF. Ideal for an investor, Coral Way Medical Plaza has long-term triple-net leases, ample on-site parking, and minimal common area. The property is very well maintained and entirely built out for medical use.

Located within the Coral Way commercial corridor, the property is less than ten minutes from the Florida Turnpike and the Palmetto Expressway. With four major hospitals and two major universities nearby, Coral Way Medical Plaza is situated perfectly in an established medical office submarket.

### SUMMARY

Price:	\$12,100,000
Building Size:	60,275 SF
Price/SF:	\$200.75
Property Type:	Office
Property Sub-type:	Medical Office
Property Use Type:	Investment
Cap Rate:	7.24%
Occupancy:	85%
Building Class:	A
Tenancy:	Multiple
Net Operating Income:	\$762,300

### CONTACT

**DOMINION**  
REAL ESTATE INVESTMENT GROUP

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