21110 BISCAYNE BLVD

UNIT 406, AVENTURA, FL

FOR SALE

INVESTMENT OPPORTUNITY

INVESTMENT HIGHLIGHTS

- **Price:** $693,500 ($475 PSF)
- **Size: ±** 1,460 SF
- **Year Built:** 1989
- **2017 Taxes:** $7,034.31
- **Monthly Condo Fee/CAM:** $643.24
- **Monthly Ground Lease Payment:** $114.83

HIGHLIGHTS

- This Charming Space Consists of 3 Exam Rooms/ Offices, 2 Bathrooms, Waiting area, and Kitchen
- Unparalleled Location - Situated on-site of Aventura Hospital and Medical Center
- 6-Story Structured Parking with Reserved Spots for Physicians
- Complimentary Valet Parking for Patients
- Proximity to a Nexus of Retail amenities such as: Aventura Mall and Gulfstream Park
- Access to all South Florida Commercial Thoroughfares such as: Biscayne Boulevard, I-95, FL-Turnpike, etc.

AVENTURA HIGHLIGHTS

- 407-Bed, Level II Designated Trauma Center
- Recently Completed a $75.6 Million Expansion of the Emergency Department
- New Expansion plans to be Approved for a 3-story, ± 86,900 SF, Patient Care Building, along with a 506 Space Parking Garage.

FOR MORE INFORMATION
PLEASE CONTACT:

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Licensed Real Estate Broker

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Located in the City of Aventura with convenient access to the following:

- Four airports including Ft. Lauderdale-Hollywood Airport, and Miami International Airport
- Major highways including FL Turnpike, I-95 and US-1
- Over 300 retailers and restaurants at Aventura Mall located seconds away
- Shopping, dining and entertainment venues at Gulfstream park, located within a mile
- Minutes from banking, hotels, parks, golf courses, marinas, and the beach
- Aventura Shuttle stop offering free shuttle service to key Aventura locations and attractions

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