



# Medical Office Building

Alexander Medical Office Building  
2482 Southwest 27th Terrace  
Miami, FL 33133

Offered at only \$1,625,000

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# PROPERTY SUMMARY

Alexander Medical Office Building  
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## Property Summary

Building SF:	2,241
Lot Size:	5,000 SF
Parking:	3
Price:	\$1,625,000
Year Built:	1969
Zoning:	T4-O Urban

## Property Overview

The subject property is a 2,261 square foot medical office building located in Coral Gable/Coconut Grove Florida. It is situated just off US 1, also known as Dixie Highway. It is situated on a 5,000 square foot lot or .1148 acres.

The building was originally constructed in 1969 and has been extensively renovated over the past 56 years with numerous improvements including paving, fencing, new roofing, new air conditioning systems, striped parking, impact windows and doors.

The building contains a large well-appointed waiting area, receptionist desk, computer/production area, Kitchen/breakroom, five exam rooms, one conference room, two private Doctor's offices, Xray room, Employee restroom, patient

## Location Overview

Coral Gables is a city near Miami, in Florida. It's home to the 1920s Venetian Pool, carved from a rock quarry, with its grottoes, towers and bridge. Coral Gables Merrick House is the restored childhood home of city founder George Merrick. Fairchild Tropical Botanic Garden includes tree-lined lakes, a tropical rainforest and a butterfly display. The collections at Lowe Art Museum include Cuban and Caribbean works.



# PROPERTY PHOTOS

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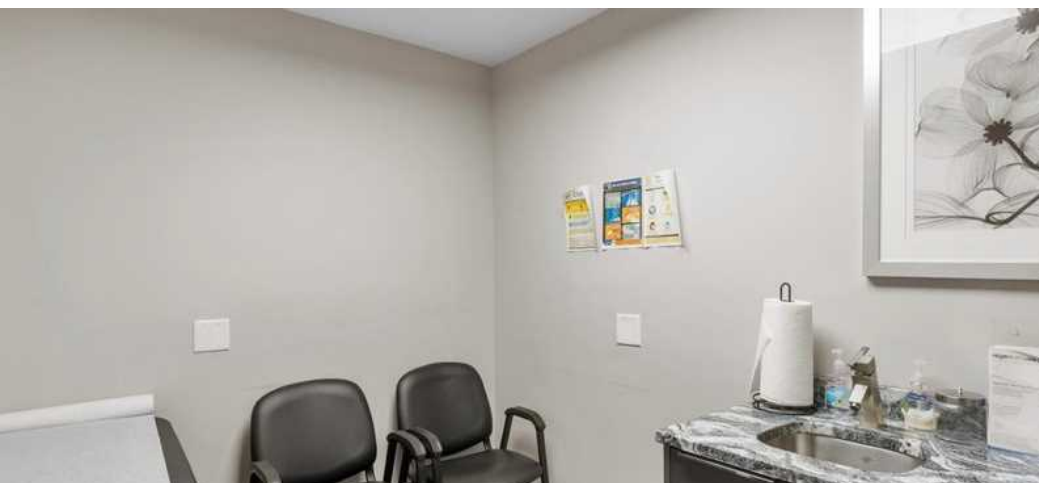
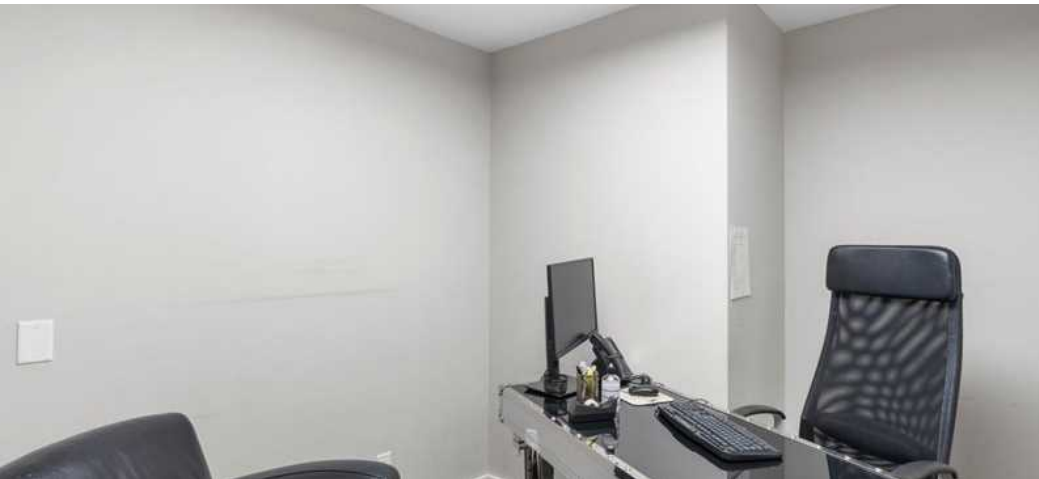
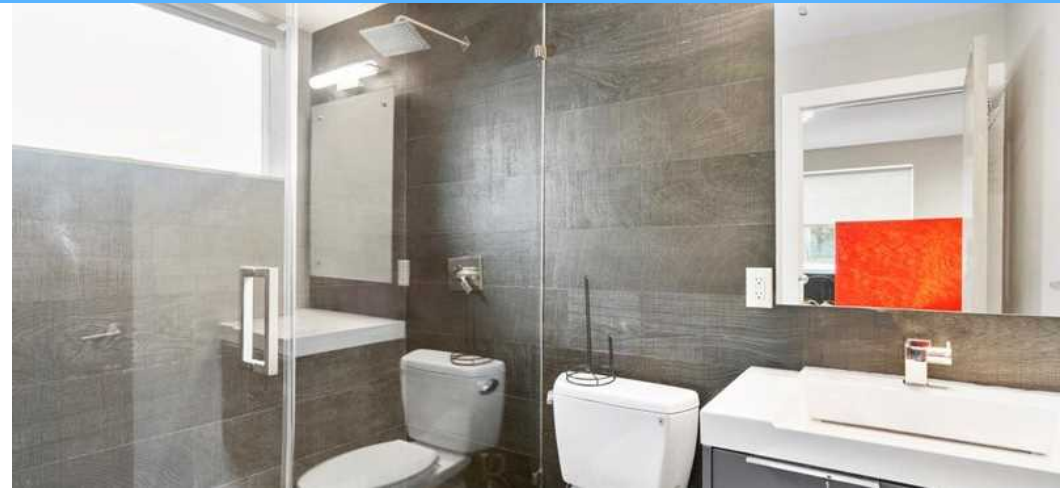




# PROPERTY PHOTOS

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# SECTION I

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## Maps & Aerials



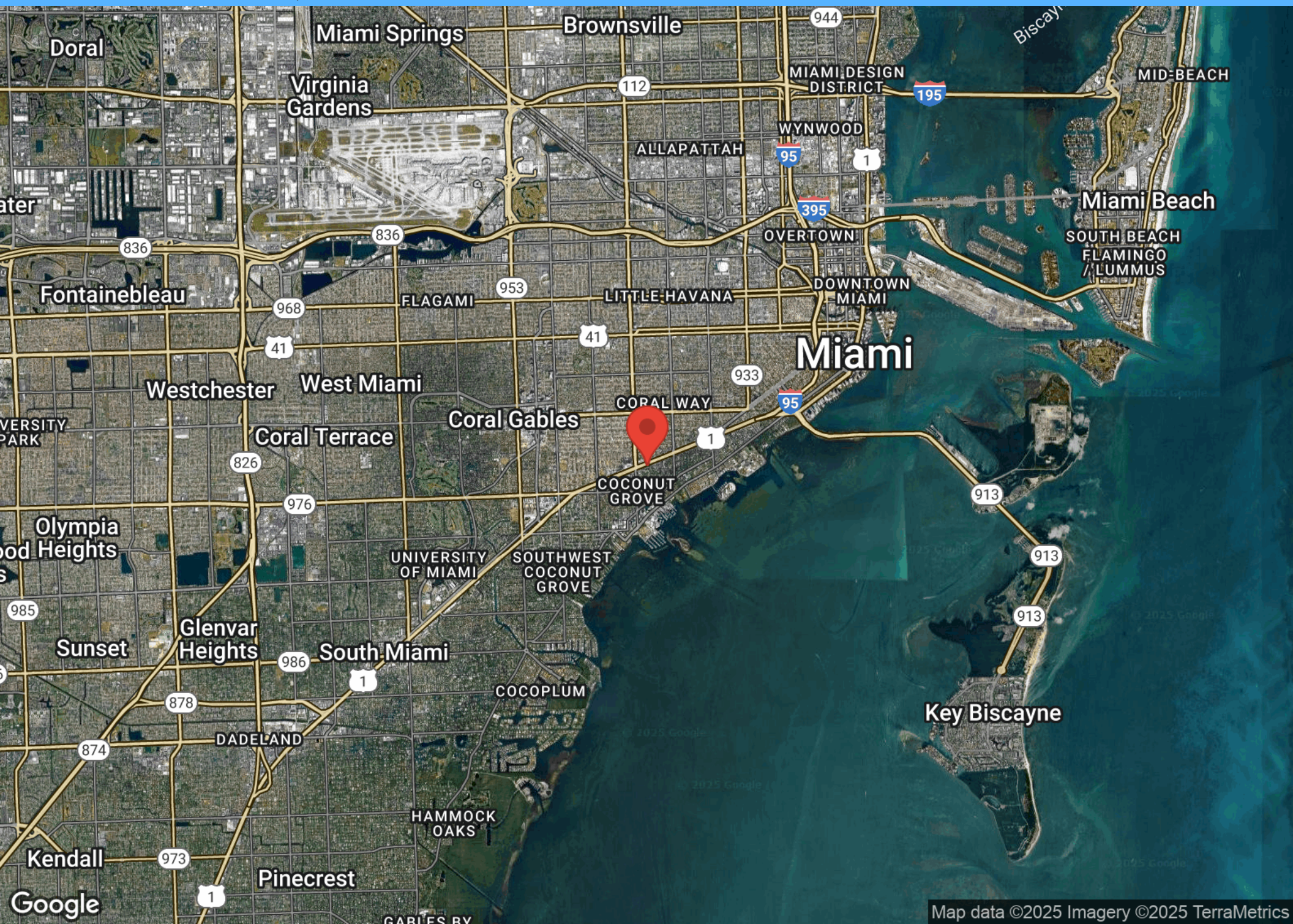


# REGIONAL MAP

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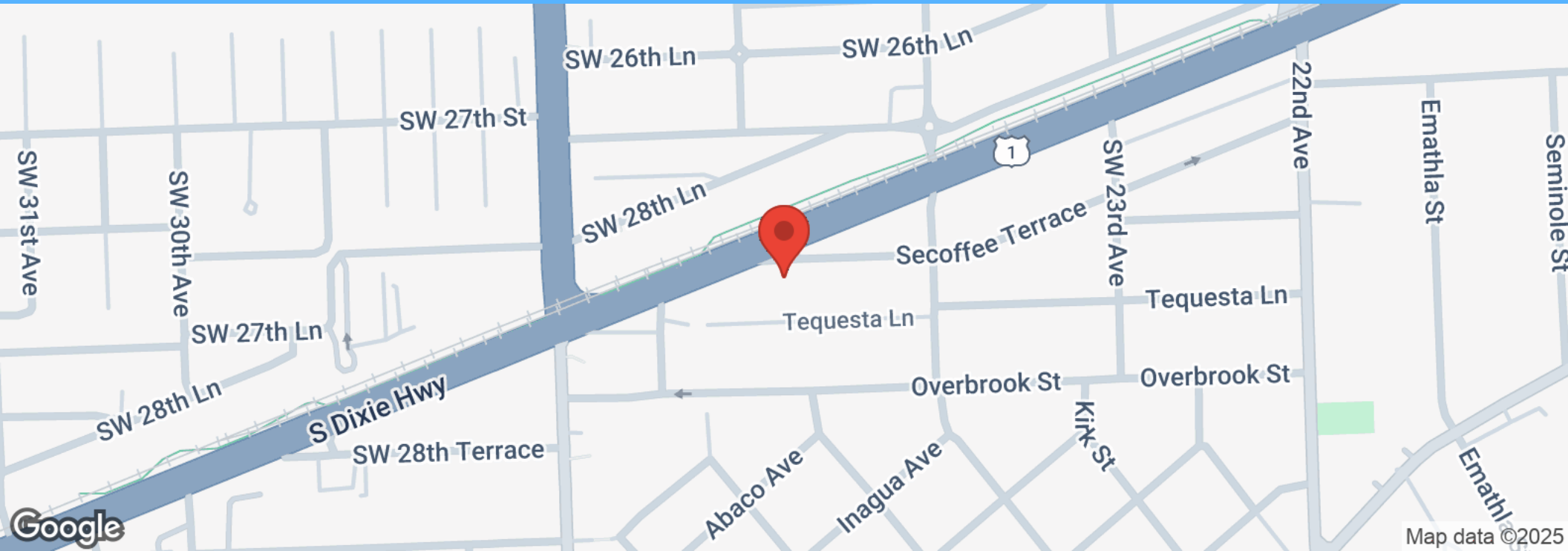




# LOCATION MAPS

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# AERIAL MAP

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