



1704 N University Dr.  
Coral Springs, FL 33071

# FOR SALE

Asking Price: \$4,300,000



## PROPERTY HIGHLIGHTS

- **Medical Office Owner User or Investment**
- **2,800 Sq. Ft 2nd Gen Dental Office Available**
- Building Size: 18,444 Sq.Ft.
- Lot Size: 42,974 Sq. Ft.
- Zoning: B-2
- Avg. HH Income: \$99,528 (3 miles)
- Parking: 62 Spaces
- Occupancy: 69.2%
- Cap Rate: 3.01%

## PROPERTY OVERVIEW

Rich Commercial Group is pleased to be the exclusive advisor in the sale of 1704 N University Dr. Located on a high traffic corridor with exceptional exposure in the heart of Coral Springs, FL. The property is zoned B-2 allowing for a wide range of office and medical uses.



For property  
inquires  
and tours,  
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