

# Automotive/ Warehouse Property

**For Sale \$1,350,000**  
**1216 S. Dixie Hwy. East**  
**Pompano Beach, FL 33060**



<b>FOR SALE</b>	<b>6,975 Sq. Ft. Building on 13,016 Sq. Ft. Property</b>
<b>DESCRIPTION</b>	Attention Owners & investors! Motivated Seller!! Rare opportunity to purchase this 6,975 sq. ft. warehouse/ automotive property currently used as an auto repair and body shop. This building has 2 front drive in bay doors, and office. Roof renovated in 2018 with 10 year warranty and electric updated. Building has also has 40 & 50 year inspection. Flexible B-4 zoning provides for a variety of uses including automotive sales and repair. Centrally located on South Dixie Hwy. and close to all major arteries. Currently occupied month to month by tenant paying \$4,400 per month. Tenant requests 60 days to move out.
<b>PROPERTY VIDEO</b>	<a href="https://www.youtube.com/embed/aqGY90OCzhQ?rel=0">https://www.youtube.com/embed/aqGY90OCzhQ?rel=0</a>
<b>LOCATION</b>	South Dixie Hwy East North of SW 12th Street
<b>PRICING</b>	\$1,350,000 reflecting \$193.54/ sq. ft. building and \$103.72/ sq. ft. lot.
<b>YEAR BUILT/ TRAFFIC COUNT</b>	Built 1974 Traffic Count 11,102 cars per day
<b>CEILING HEIGHT/ ELECTRIC</b>	16" Ceiling Height
<b>PARKING/ LOADING</b>	Up to 10 Surface Spaces are available; 4 Grade Level Doors on Front of Property.
<b>ZONING/ FOLIO</b>	B-4 Pompano Beach 4942-02-05-0622
<b>SPACE CONFIGURATION</b>	10% Office/ Showroom to Warehouse Percentage.

Disclaimer: This offering subject to errors, omissions, prior sale or withdrawal without notice.

1233 E. Hillsboro Blvd  
 Deerfield Beach, FL  
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**CAMPBELL & ROSEMURGY**  
 COMMERCIAL REAL ESTATE

**John D. McQueston**

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# Location Map

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# Additional Photos

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Front



Interior



Aerial



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