

High Visibility Two Story Office Building

For Sale \$1,250,000

811 E. Hillsboro Blvd.
Deerfield Beach, FL 33441



FOR SALE	2 story 2,944 SF Office Building on 7,740 SF Property		
DESCRIPTION	This impeccably maintained office building built in 2003 and situated 90' on E. Hillsboro Blvd. Prominent features include 8 private offices, 2 restrooms, new A/C 2023, two conference rooms, Mediterranean architecture, professionally landscaped with royal palm trees, 24 hour security, and ample parking. Permitted uses include Medical Offices, Law Offices, CPA's, Architects, and Financial Services. Close to Tri Rail and public transportation. Perfect for the buyer seeking a centrally located building with high visibility and income demographics.		
PROPERTY VIDEO	https://www.youtube.com/embed/IVqkVo4kUgY?rel=0		
LOCATION	Just West of US1 on Hillsboro Blvd. on the North Side of the Street.		
PARKING/ YEAR BUILT	8 Parking Spaces Built in 2003		
PRICING	\$1,250,000 (\$425/ SF Building \$161/ SF Land) Association fee \$700/ quarter.		
TRAFFIC COUNT	35,247 Cars per day Hillsboro Blvd.		
ZONING	RSO Professional Office. Folio 4843 06 25 0140		
DEMOGRAPHICS 2023 Estimate		1 mile	3 mile
	HH Population:	15,131	108,931
	Average HH Income:	\$78,168	\$93,297
			5 mile
			227,966
			\$91,910

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

CAMPBELL & ROSEMURGY
COMMERCIAL REAL ESTATE

FOR MORE INFORMATION:

John D. McQuestion

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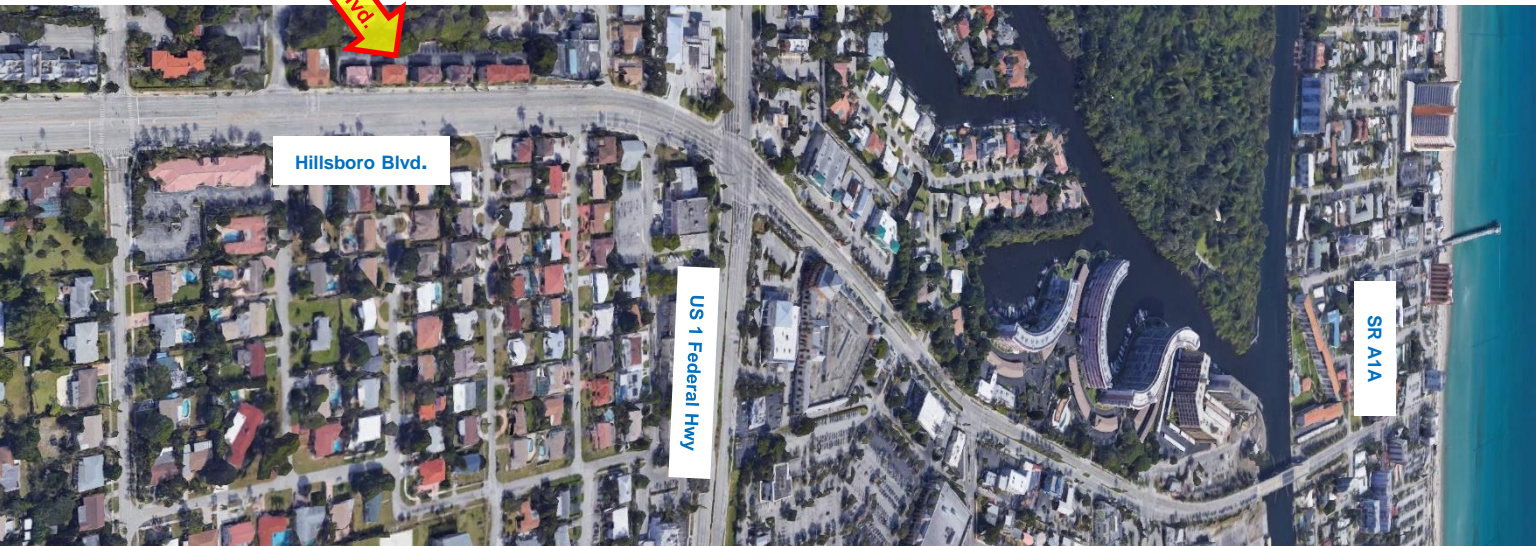
1233 E. Hillsboro Blvd
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954.427.8686 T.
954.427.0117 F.

Location Map

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Additional Photos

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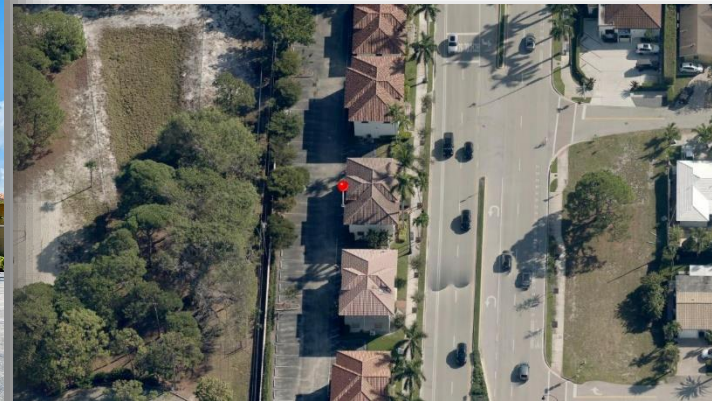
Lobby/ Reception



Conference room



Rear Entrance



Parking Aerial

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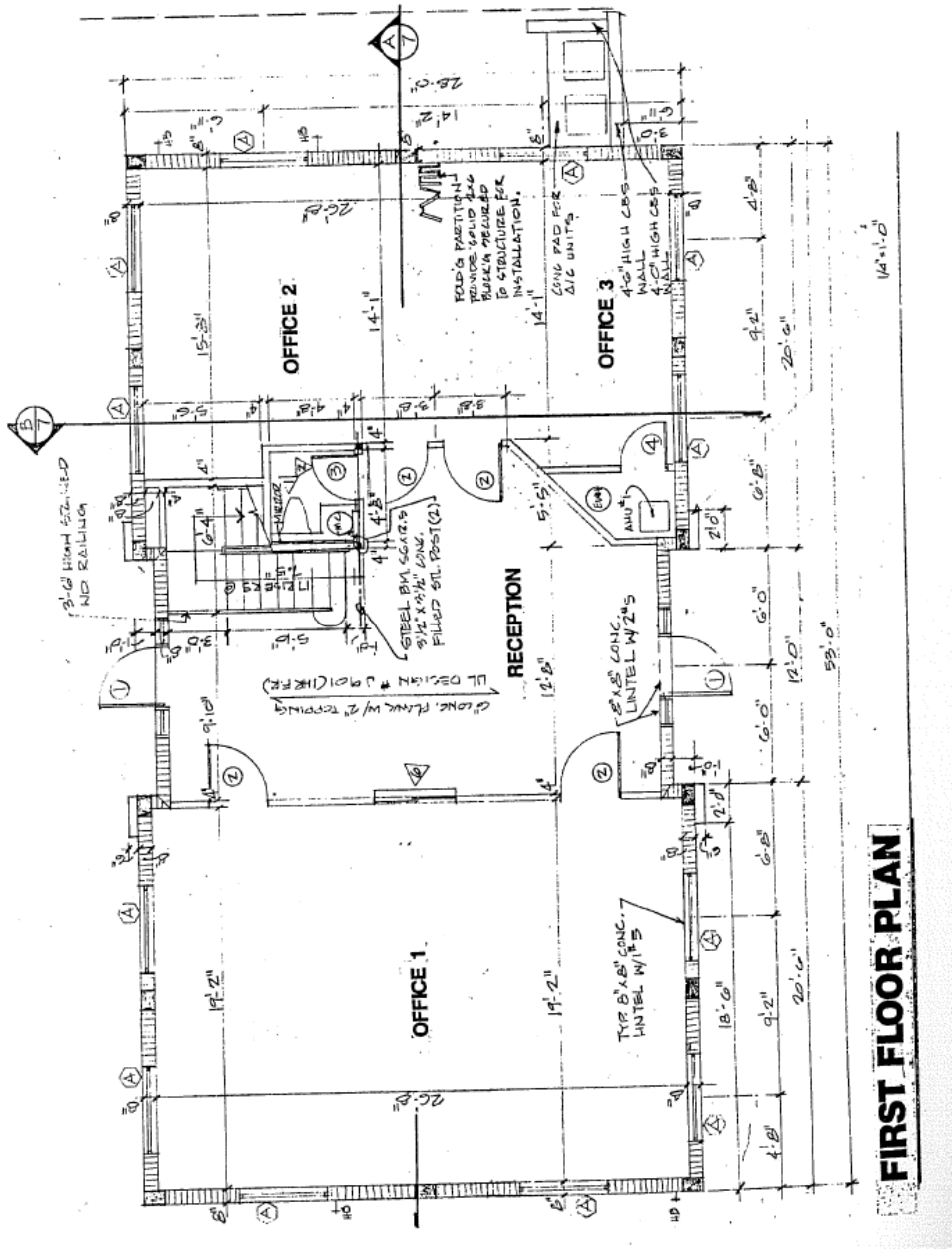
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1st Floor Plan

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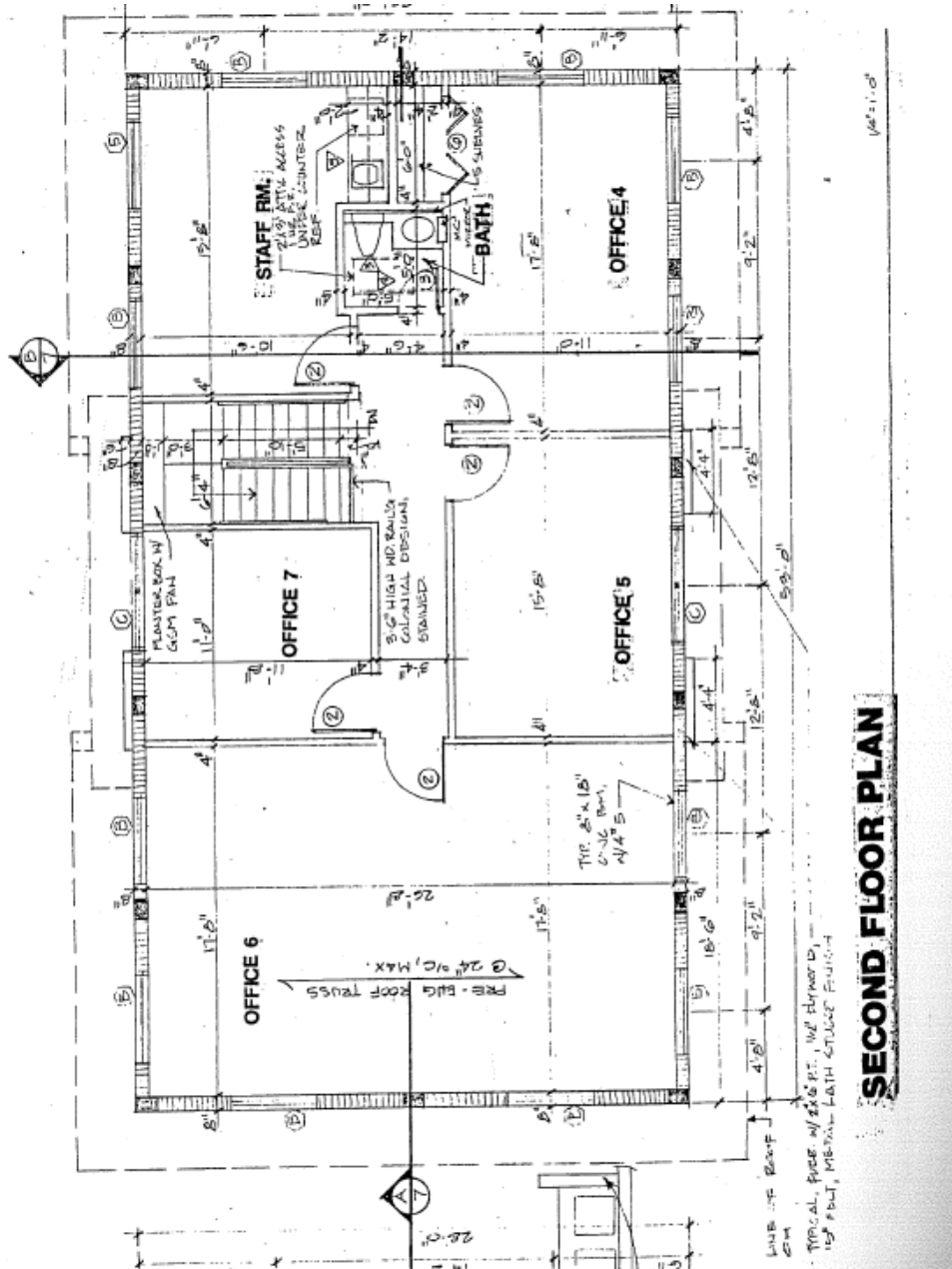
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2nd Floor Plan

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