

Lowest Priced Office/ Retail Building

For Sale \$499,000

1649 E. Sample Rd.
Pompano Beach, FL 33064



FOR SALE	1 story 952 Sq. Ft. Building on a 5,750 Sq. Ft. Lot		
DESCRIPTION	BY APPOINTMENT ONLY. LOWEST PRICED OFFICE/ RETAIL BUILDING IN BROWARD COUNTY!! Prominently located on East Sample Rd. 952 sq. ft. formerly operated as a fishing tackle/ bait store. Permitted uses would be a daycare, medical/ dental, school, church, veterinarian/ animal grooming kennel, boat sales/ repair, automotive rental/ parts sales, day labor/ employment agency, bar restaurant, banquet facility, various office uses, music studio, check cashing, personal services, funeral home, dry cleaning, pharmacy and liquor store. This site would be well suited for a retail user seeking high traffic counts and abundant parking.		
PROPERTY VIDEO TOUR	https://www.youtube.com/embed/vNbUsR_s3xE?rel=0		
LOCATION	Located on the North side of East Sample Rd. 3 blocks west of Federal Highway.		
PARKING/ YEAR BUILT	11 Parking Spaces Built in 1963		
PRICING	\$499,000 or \$524/ Sq. Ft. Building and \$86 / Sq. Ft. Lot		
MUNICIPALITY/ZONING	City of Pompano Beach / B-3 Zoning		
TRAFFIC COUNT	45,917 Cars Per Day on East Sample Rd.		
PARCEL ID	4843-18-01-1280		
DEMOGRAPHICS 2023 Estimate		1 mile	3 mile
	HH Population:	16,812	111,004
	Average HH Income:	\$83,183	\$75,992
			5 mile
			237,374
			\$83,951

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

CAMPBELL & ROSEMURGY

COMMERCIAL REAL ESTATE

FOR MORE INFORMATION:

John D. McQueston

john@johnmcqueston.com • 561-706-7721 (cell)

www.johnmcqueston.com

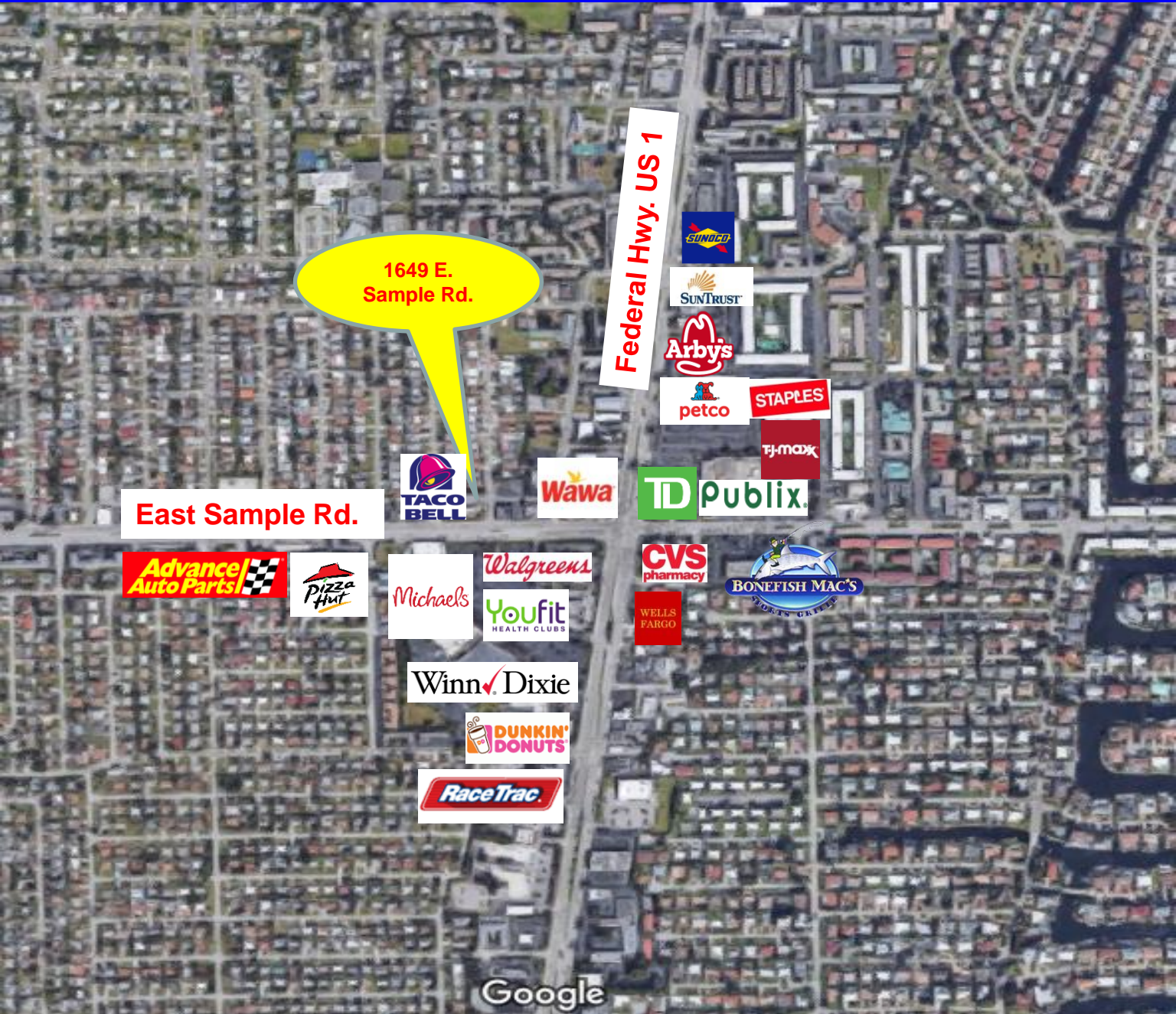
1233 E. Hillsboro Blvd
Deerfield Beach, FL 33441

954.427.8686 T.
954.427.0117 F.

Location Map

For Sale \$499,000

1649 E. Sample Rd.
Pompano Beach, FL 33064



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

CAMPBELL & ROSEMURGY
COMMERCIAL REAL ESTATE

FOR MORE INFORMATION:

John D. McQuestion

john@johnmcquestion.com • 561-706-7721 (cell)

www.johnmcquestion.com

1233 E. Hillsboro Blvd
Deerfield Beach, FL 33441

954.427.8686 T.
954.427.0117 F.

Additional Photos

For Sale \$499,000

1649 E. Sample Rd.

Pompano Beach, FL 33064

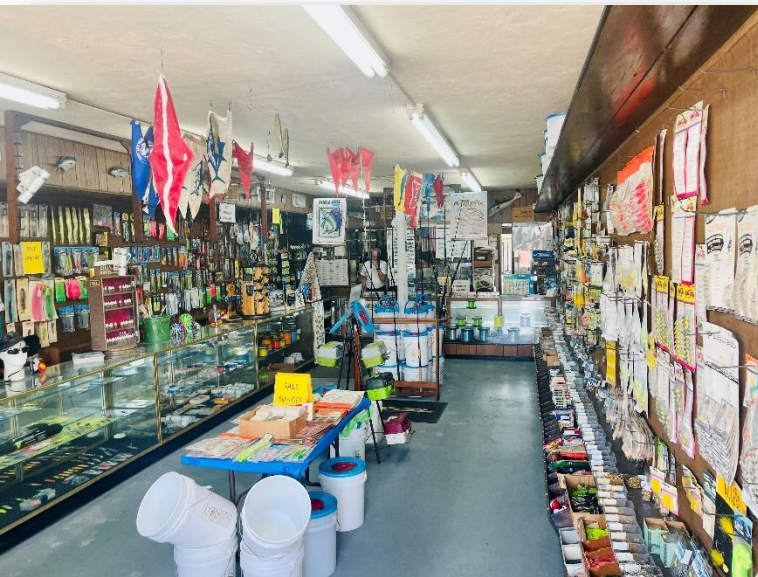
Direct Aerial View

Front Entrance



Interior Front

Exterior Rear



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

CAMPBELL & ROSEMURGY
COMMERCIAL REAL ESTATE

FOR MORE INFORMATION:

John D. McQueston

john@johnmcqueston.com • 561-706-7721 (cell)

www.johnmcqueston.com

1233 E. Hillsboro Blvd
Deerfield Beach, FL 33441

954.427.8686 T.
954.427.0117 F.