

Value-Ad Residential Opportunity In Pompano Beach

For Sale \$949,000
1107-1109 Pine Dr.
Pompano Beach, FL 33060



FOR SALE	3,168 Building On 7,430 Sq. Ft. Property		
DESCRIPTION	ATTENTION OWNER USERS & INVESTERS!! Catch the redevelopment wave with this 3,168 Sq. Ft. 2 tenant building with pool currently occupied as a duplex. Each side has 3 bedroom 2 bathrooms. Buyer can keep 2 existing tenants in place or occupy the entire building. This property is prominently located close to the new Transit Oriented EOC District.		
PROPERTY VIDEO	https://www.youtube.com/embed/S0IL9MwtE_M?rel=0		
LOCATION	Atlantic Blvd. to SE 11 Ave. to right on Pine Dr.		
PRICING	\$315.34 Sq. Ft. Building and \$134.45 Sq. Ft. Property.		
INVESTMENT HIGHLIGHTS	Actual NOI \$27,696 Projected NOI \$51,696. Actual Cap Rate 2.77% Projected Cap Rate 5.17%		
ZONING/ FOLIO	Zoning RD-1 Folios 4942-01-03-0710, 4942-01-03-0720 & 4942-01-03-0711		
YEAR BUILT	1974 actual / 1980 effective		
DEMOGRAPHICS 2023 Estimate	1 mile	3 mile	5 mile
	HH Population:	17,068	101,044
	Average HH Income:	\$85,373	\$88,513
			236,897
			\$87,564

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)

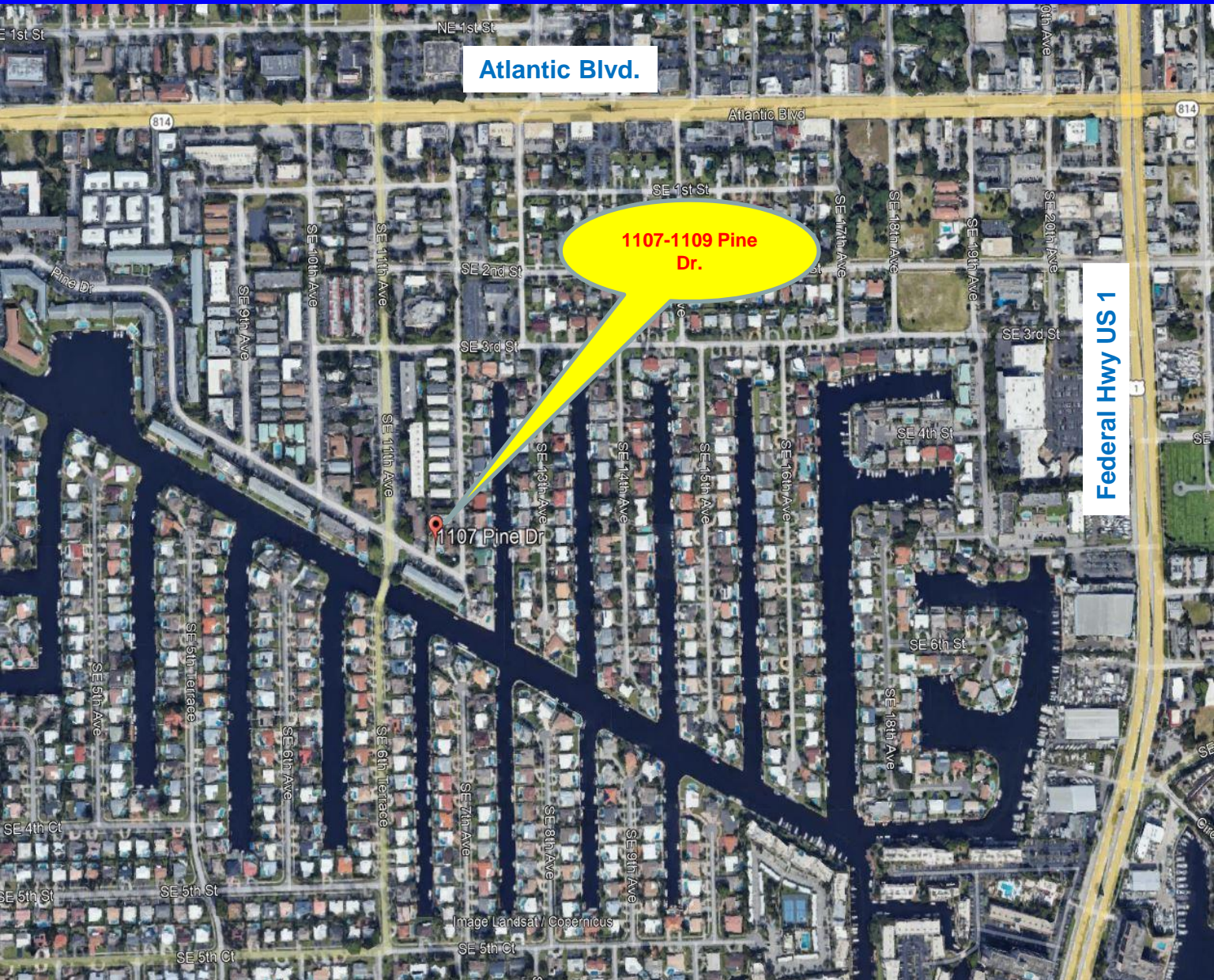
www.johnmcquestion.com

1233 E. Hillsboro Blvd
Deerfield Beach, FL 33441

954.427.8686 T.
954.427.0117 F.

Location Map

For Sale \$949,000
1107-1109 Pine Dr.
Pompano Beach, FL 33060



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.

Additional Photos

For Sale \$949,000
1107-1109 Pine Dr.
Pompano Beach, FL 33060

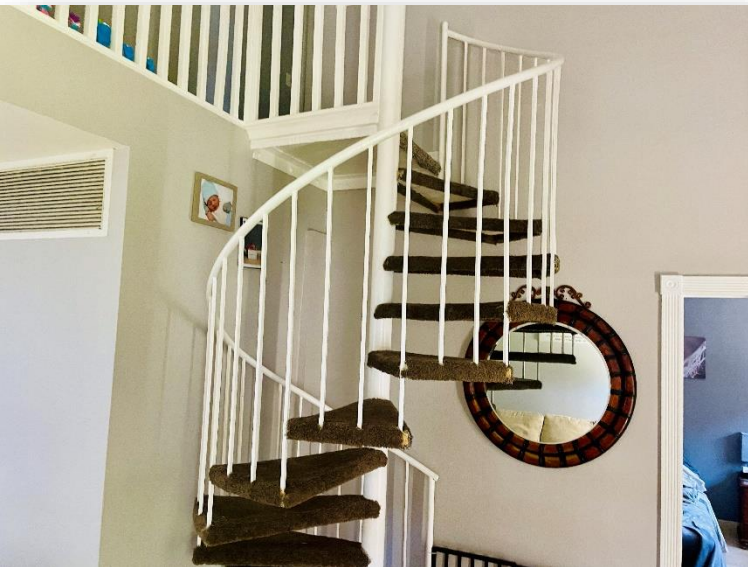
Pool Area



Aerial



Suite 1107



Suite 1109



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.