

# Value-Ad Residential Opportunity In Pompano Beach

**For Sale \$779,000**  
1107-1109 Pine Dr.  
Pompano Beach, FL 33060



<b>FOR SALE</b>	<b>3,168 Building On 7,430 Sq. Ft. Property</b>		
<b>DESCRIPTION</b>	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.		
<b>PROPERTY VIDEO</b>	<a href="https://www.youtube.com/embed/S0IL9MwtE_M?rel=0">https://www.youtube.com/embed/S0IL9MwtE_M?rel=0</a>		
<b>LOCATION</b>	Atlantic Blvd. to SE 11 Ave. to right on Pine Dr.		
<b>PRICING</b>	\$245.89 Sq. Ft. Building and \$104.84 Sq. Ft. Property.		
<b>INVESTMENT HIGHLIGHTS</b>	Actual NOI \$27,696 Projected NOI \$51,696. Actual Cap Rate 3.56% Projected Cap Rate 6.64%		
<b>ZONING/ FOLIO</b>	Zoning RD-1 Folios 4942-01-03-0710, 4942-01-03-0720 & 4942-01-03-0711		
<b>YEAR BUILT</b>	1974 actual / 1980 effective		
<b>DEMOGRAPHICS 2023 Estimate</b>		<b>1 mile</b>	<b>3 mile</b>
	HH Population:	17,068	101,044
	Average HH Income:	\$85,373	\$88,513
			<b>5 mile</b>
			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**

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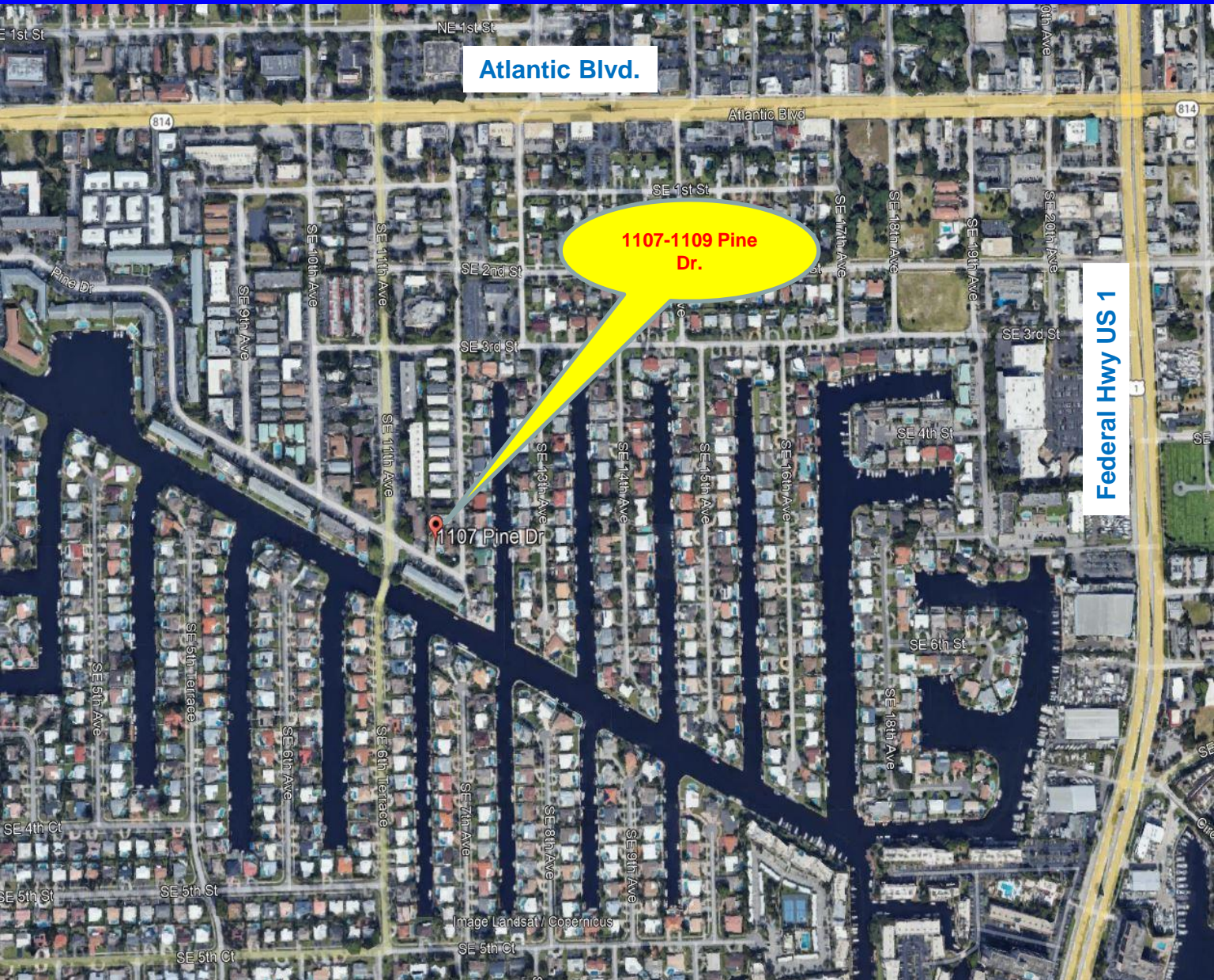
[www.johnmcquestion.com](http://www.johnmcquestion.com)

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Deerfield Beach, FL 33441

954.427.8686 T.  
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# Location Map

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# Additional Photos

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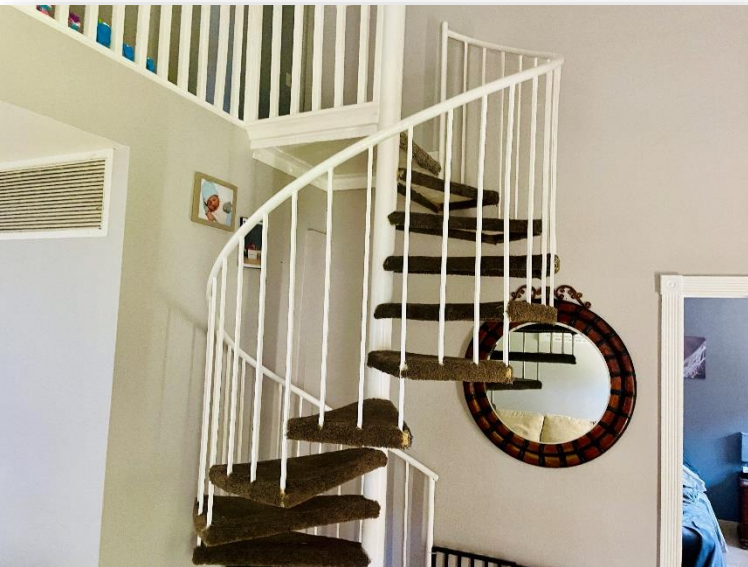
Pool Area



Aerial



Suite 1107



Suite 1109



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