

**FOR  
SALE**

# INCOME PRODUCING INVESTMENT

## COURTYARD BUSINESS CENTER



**10190-10288 NW 47<sup>th</sup> St  
Sunrise, FL 33351**

**79,779 +/- SQFT**



### OFFICE/WAREHOUSE/FLEX SPACE

- ✓ **74 Tenants**  
(46 Executive Suites & 39 Flex Space)
- ✓ **Zoning is Light Industrial & B5**  
(Opportunity for an array of businesses)
- ✓ **Foam Roof (Approx. 18 years old)**  
(Life expectancy between 25-30 years)
- ✓ **Built in 1990**  
(Recently passed 25-year inspection with no issues!)
- ✓ **Great Location**  
(Easy Access to Sawgrass Expwy)

**Terms Negotiable**



**JOE PELAYO, CCIM, SIOR**  
BROKER

trec@joepelayo.com

**954.224.8773**

**TREC**  
Total Real Estate Consultants Inc.  
[www.trecfl.com](http://www.trecfl.com)

**GEORGE PELAYO**  
BROKER ASSOCIATE

george@trecfl.com

**954.482.1330**



NOTICE: This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition/legal adjustments of the property (or properties) referenced or as to the accuracy or completeness of the information contained, and same is submitted subject to errors, omissions, change of price, retail or other conditions, including but not limited to withdrawal without notice, and to any special listing conditions imposed by the property owner.



