

High Visibility Two Bay Warehouse For Sale

For Sale \$1,350,000
4840 N. Dixie Hwy.
Oakland Park, FL 33334



FOR SALE	5,400 SF Building on 10,345 Sq. Ft. Lot
DESCRIPTION	Immaculate 5,400 Sq. Ft. two bay retail/warehouse for sale located in Oakland Park Central Business district and near all major arteries. Each side currently rented for \$3,000/ month. This warehouse includes ample office/ showroom area with 3 large roll up doors, 3 bathrooms, newly sealed roof, and storage mezzanine. B-3 Zoning would permit a variety of uses including HVAC retailer, liquor sales, art studio, gym, auto parts sales, bakery wholesale, alcoholic beverage manufacturing, boat rental carpet cleaning, gun sales, import/export business, kitchen incubator, coin-op laundry, lighting fixtures wholesale, office, personal services, church, recording studio, physical therapy, rent to own, restaurant, retail sales, schools, screen printing, swimming pool supplies, taxi service, truck sales, urban farm, and boat repair.
PROPERTY VIDEO	https://www.youtube.com/embed/TaFbTPb7nXA?rel=0
LOCATION	Located on North Dixie highway just South of Commercial Blvd.
PARKING/ YEAR BUILT	6 Designated Parking Spaces Built in 1984
PRICING/ CONDO FEES	\$1,350,000 250/ Sq. Ft. Building \$130 lot.
CEILING HEIGHT/ ELEC.	15' Approximate 3 Phase 240V Electric
ZONING/ FOLIO	B-3 Folio 4942-14-19-0011
LOADING	2 Grade Level Doors

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)

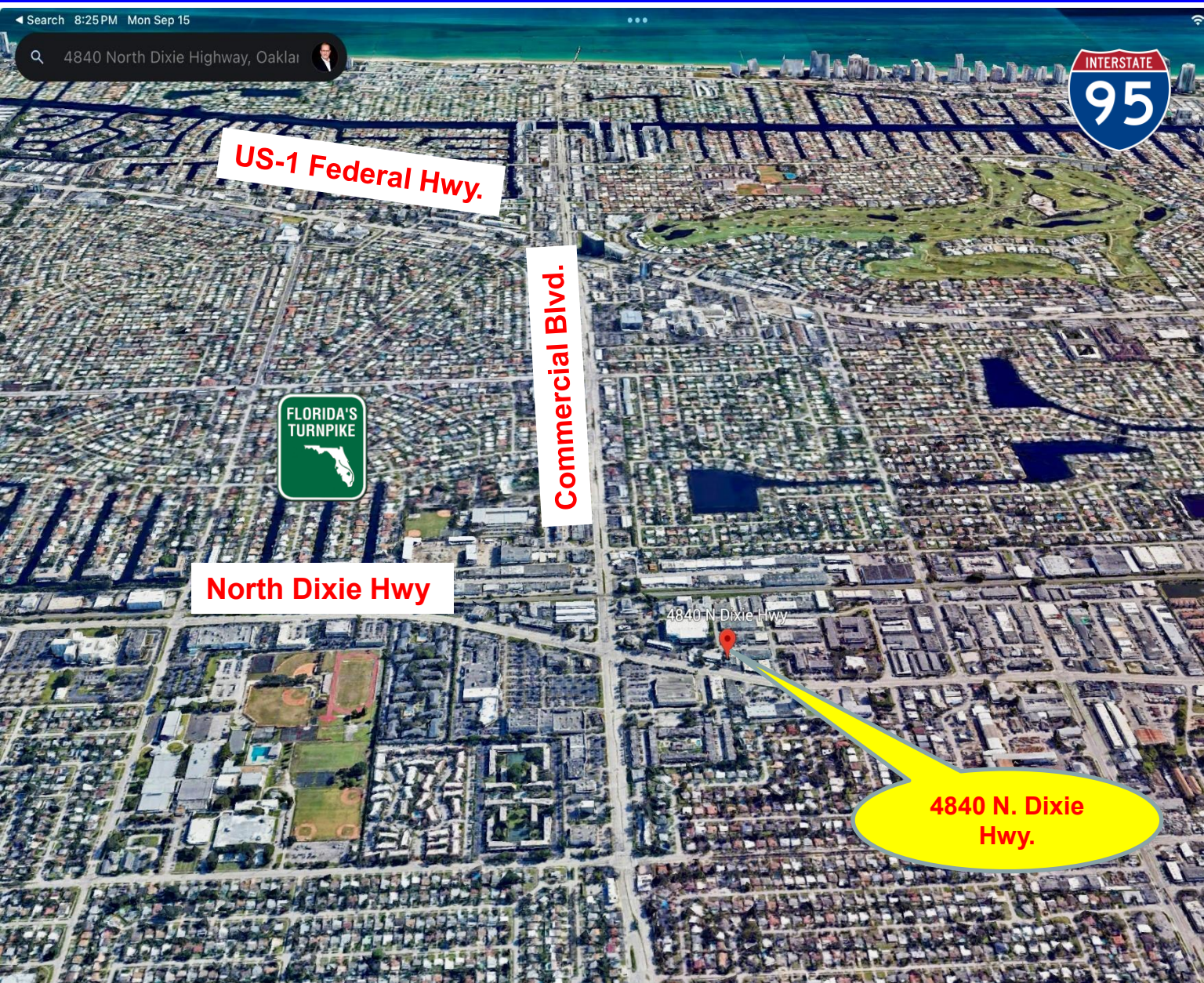
www.johnmcqueston.com

1233 E. Hillsboro Blvd
 Deerfield Beach, FL 33441

954.427.8686 T.
 954.427.0117 F.

Location Map

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Additional Photos

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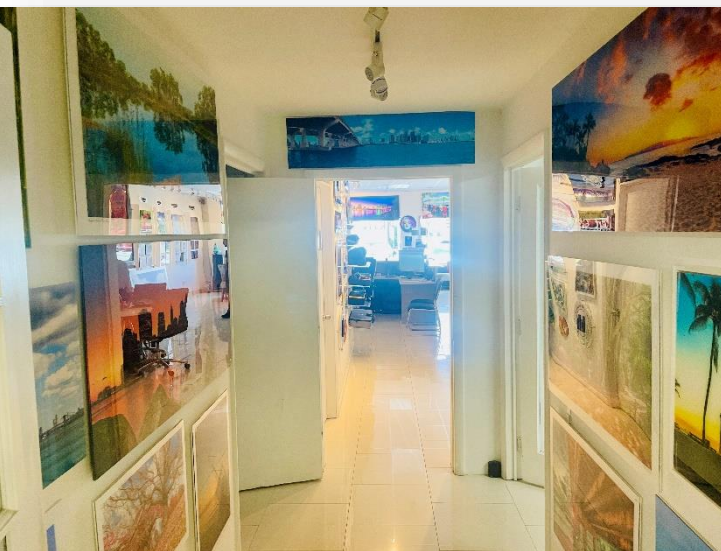
Entrances



4840 Interior



4860 Interior



Aerial Map



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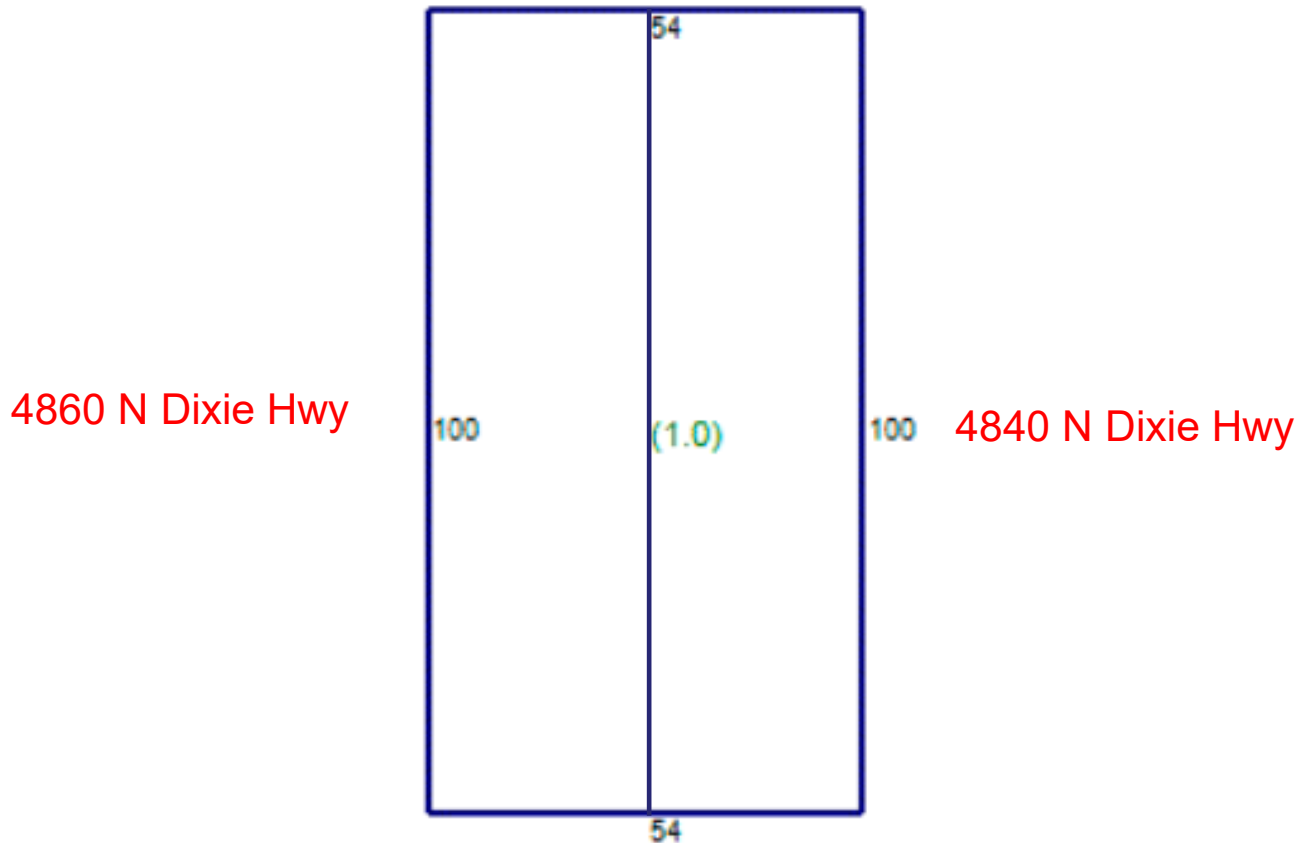
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Floor Plan

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5400 Sq. Ft.



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