

# Completely Remodeled Freestanding Office/Warehouse

**For Sale \$899,000**

2280 NW 33<sup>rd</sup> Court  
Pompano Beach, FL 33069



<b>FOR SALE</b>	<b>5,818 SQ FT/ .88 Acre Lot Office/ Warehouse</b>		
<b>DESCRIPTION</b>	Recently remodeled office/warehouse This freestanding building has exceptional parking, 25 spaces including 2 designated handicapped spaces and 7 grade level doors. The interior has been completely renovated and includes a separate reception area, 2 distinct open office areas, 5 separate private offices including reception office. Additional features include new carpet, paint, tile cabinets and more. This building has a 60/40 warehouse/office ratio.		
<b>PROPERTY VIDEO</b>	<a href="https://www.youtube.com/embed/i-sZEcu1lyE">https://www.youtube.com/embed/i-sZEcu1lyE</a>		
<b>LOCATION</b>	Located in Whispering Lakes Commerce Center off of Powerline Rd. south of Sample Rd.		
<b>CEILING HEIGHT</b>	14 FT		
<b>YEAR BUILT/ RENOVATED</b>	Built in 1989, renovated in 2014		
<b>PRICING/ ASSOCIATION FEE</b>	\$899,000 (\$154.52 / SF Building \$ 23.42/ SF Property) Association Fee: \$2,496.00 Annually		
<b>ZONING &amp; FOLIO NUMBERS</b>	Zoning O-IP (Office Industrial Park) Folio Number: 4842-21-09-0171		
<b>DEMOGRAPHICS 2013 Estimate</b>		<b>1 mile</b>	<b>3 mile</b>
	HH Population:	834	40,857
	Average HH Income:	\$29,913	\$43,100
			<b>5 mile</b>
			129,886
			\$55,403

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

**CAMPBELL & ROSEMURGY**  
COMMERCIAL REAL ESTATE

**FOR MORE INFORMATION:**

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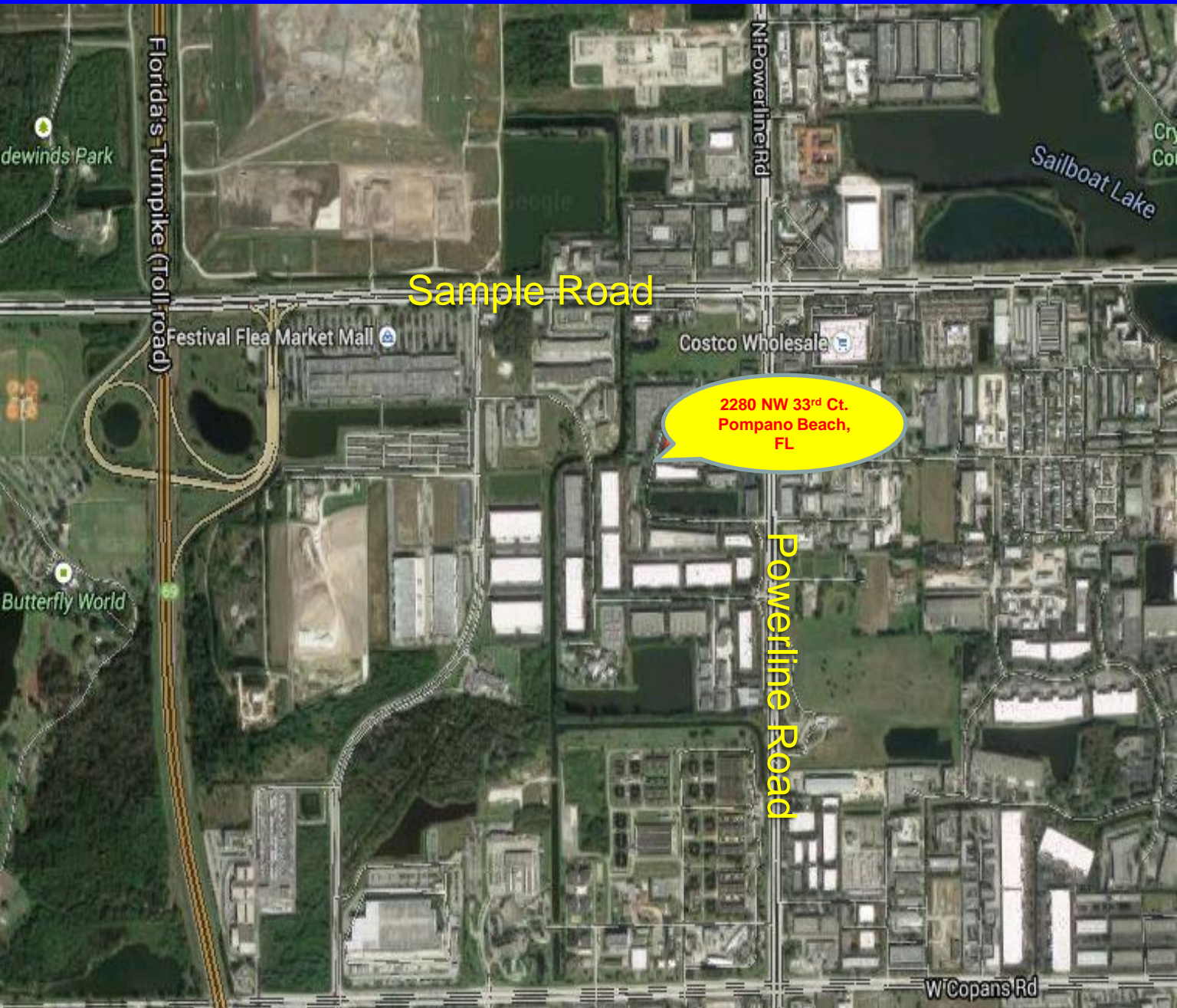
1233 E. Hillsboro Blvd  
Deerfield Beach, FL 33441

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