

High Visibility Automotive Facility

For Sale \$375,000
1015 N. Dixie Hwy.
Pompano Beach, FL 33060



FOR SALE	3,750 Sq. Ft. Building on 14,610 Sq. Ft. Lot			
DESCRIPTION	Attention investors! Lowest price automotive property in Broward County! This corner property with 140' frontage on Dixie Hwy is currently used as an auto repair/ sales facility. This building has 4 bays and 20 ft. ceilings, office/ customer waiting area in front and fenced yard. Long term tenant in place. BY APPOINTMENT ONLY. DO NOT DISTURB TENANT.			
PROPERTY VIDEO	https://www.youtube.com/embed/o1ONBXORA1Y?rel=0			
LOCATION	On West side of North Dixie Hwy. approximately 1 mile north of Atlantic Blvd. Across from Air Park.			
YEAR BUILT/ TRAFFIC COUNT	Built in 1986 Traffic Count 23,454 Cars per day Dixie Hwy.			
PRICING	\$375,000 (\$100/ SF Building \$25.66/ SF Property)			
INVESTMENT HIGHLIGHTS	Tenant pays \$2,575 per month modified gross. NOI \$22,853. 6% Cap Rate.			
ZONING & FOLIO NUMBERS	B-3 Folio Number 4842 35 32 0140			
DEMOGRAPHICS 2016		1 mile	3 mile	5 mile
	HH Population:	13,372	120,076	285,244
	Average HH Income:	\$46,297	\$63,481	\$63,211

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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Location Map

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