

Centrally Located Office/ Retail Building

For Sale \$249,000

822 SE 9 St.
Deerfield Beach, FL 33441



FOR SALE	2 story 1,335 Sq. Ft. Retail/ Office on 1,360 Sq. Ft. property		
DESCRIPTION	One of the lowest priced office/ retail buildings in Broward county!! Located just off Federal Hwy. US 1. This 2 story multi-tenant office/ retail building has an upstairs apartment for live work setting. Affordably priced for the owner or investor seeking good visibility and high income demographics. Tenant in place for entire building. Current cap rate is 6.54%		
PROPERTY VIDEO	https://www.youtube.com/embed/Ns8rP4iJQ3g?rel=0		
LOCATION	Located in Palm Plaza at the Northwest Corner of Federal Hwy and SE 10 th Street.		
PARKING/ YEAR BUILT	Common Parking Within Plaza Built in 1964.		
PRICING	\$249,000 Price per sq. ft. building \$186.52. Price per sq. ft. property \$183.09		
INVESTMENT HIGHLIGHTS	Annual Net Operating Income \$16,281. In place cap rate is 6.54%		
ZONING/FOLIO	B1 4843-06-28-0520		
DEMOGRAPHICS 2017 ESTIMATES		1 mile	3 mile
	HH Population:	7,324	47,986
	Average HH Income:	\$69,374	\$75,989
			5 mile
			97,656
			\$76,106

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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