

# Lowest Priced Automotive Property

**For Sale \$295,000**  
**2810 NE 7 Ave.**  
**Pompano Beach, FL 33064**



<b>FOR SALE</b>	<b>2,053 Sq. Ft. Building on 5,000 Sq. Ft. Property</b>
<b>DESCRIPTION</b>	Attention Owners & investors! Lowest price automotive property in Broward County! This 2,053 sq. ft. building includes a fenced rear yard and currently used as an auto repair facility. This building has 1 bay door, new Twin T concrete roof and HVAC system. Centrally located in the highly desirable East Coast Industrial Center and close to all major arteries. Property is currently tenant occupied. Part of a 5 building portfolio of similar properties all located in Pompano Beach and available for \$3,472,000.
<b>INVESTMENT HIGHLIGHTS</b>	Tenant pays \$1,660 per month gross. NOI \$11,049. 3.74% Cap Rate.
<b>LOCATION</b>	Northeast corner of Copans Rd. and Dixie Hwy.
<b>PRICING</b>	\$295,000 reflecting \$143/ sq. ft. building and \$59/ sq. ft. lot.
<b>YEAR BUILT</b>	1969
<b>CEILING HEIGHT/ ELECTRIC</b>	14" Ceiling Height/ 3 Phase Power
<b>PARKING/ LOADING</b>	Up to 6 Surface Spaces are available; 1 Grade Level Door.
<b>ZONING/ FOLIO</b>	I-1 Pompano Beach 4842 24 27 0730
<b>SPACE CONFIGURATION</b>	10% Office to Warehouse Percentage.

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

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 Deerfield Beach, FL  
 33441

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**CAMPBELL & ROSEMURGY**  
 COMMERCIAL REAL ESTATE

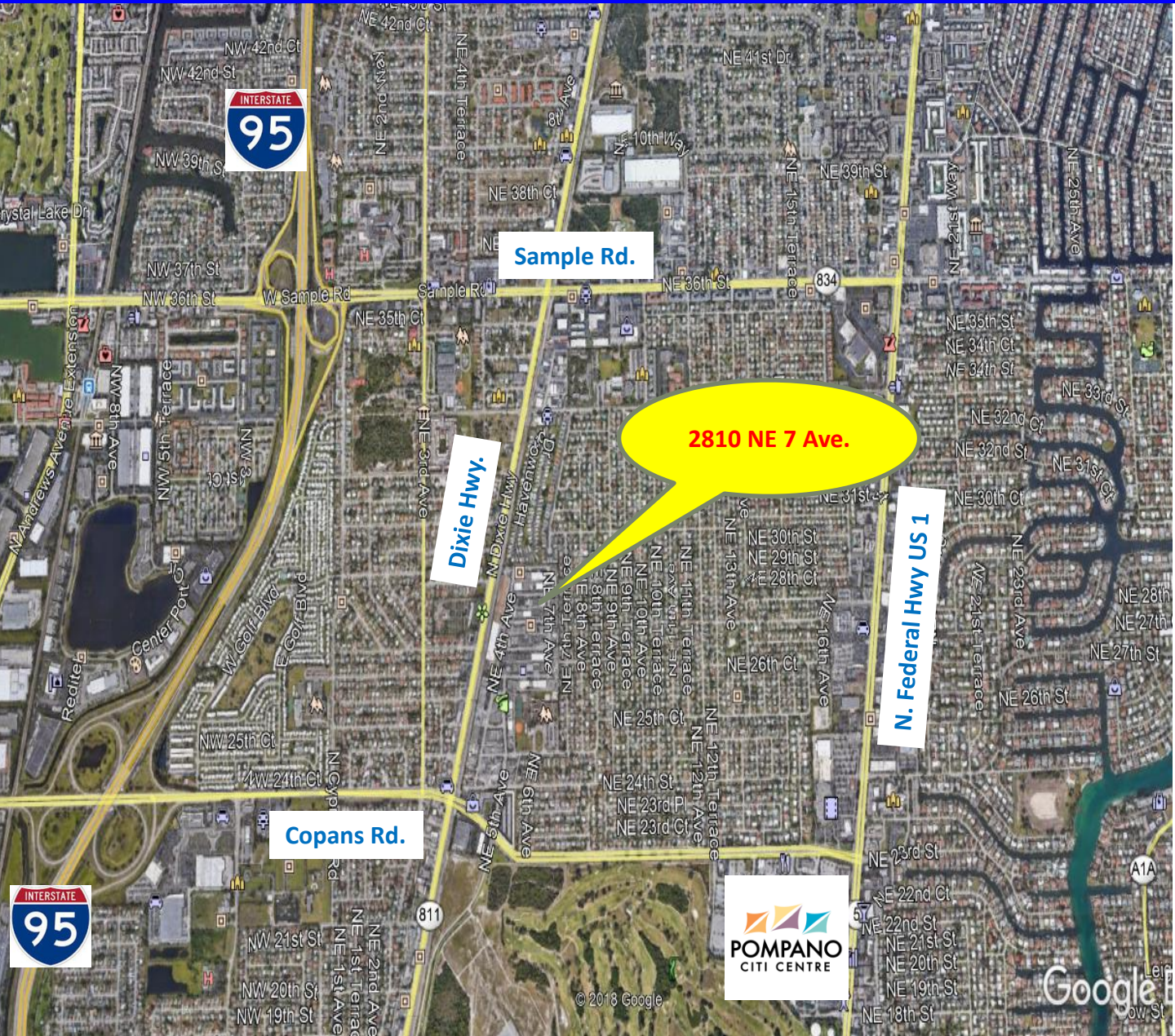
**John D. McQueston**

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# Location Map

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FOR MORE INFORMATION:

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