

# High Visibility Automotive Property

**For Sale \$929,000**  
**484 S. Dixie Hwy. West**  
**Pompano Beach, FL 33060**



<b>FOR SALE</b>	<b>8,740 Sq. Ft. Building on 16,792 Sq. Ft. Property</b>
<b>DESCRIPTION</b>	Attention Owners & investors! This 8,740 sq. ft. building is currently used as an auto repair facility. This building has 2 drive in bay doors, multiple lifts, newer roof and spray booth. Flexible B-4 zoning provides for a variety of uses including automotive sales and repair. Centrally located on South Dixie Hwy. 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 \$7,000 per month gross. NOI \$46,604. 5.04% Cap Rate.
<b>LOCATION</b>	Southeast corner of South Dixie Hwy West and SW 5 Street
<b>PRICING</b>	\$929,000 reflecting \$106/ sq. ft. building and \$55/ sq. ft. lot.
<b>YEAR BUILT/ TRAFFIC COUNT</b>	Built 1961 Traffic Count 14,000 cars per day
<b>CEILING HEIGHT/ ELECTRIC</b>	12" Ceiling Height/ Upgraded Power
<b>PARKING/ LOADING</b>	Up to 25 Surface Spaces are available; 2 Grade Level Doors.
<b>ZONING/ FOLIO</b>	B-4 Pompano Beach 4942 02 22 0120
<b>SPACE CONFIGURATION</b>	28% Office to Warehouse Percentage.

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

**CAMPBELL & ROSEMURGY**  
 COMMERCIAL REAL ESTATE

**John D. McQueston**

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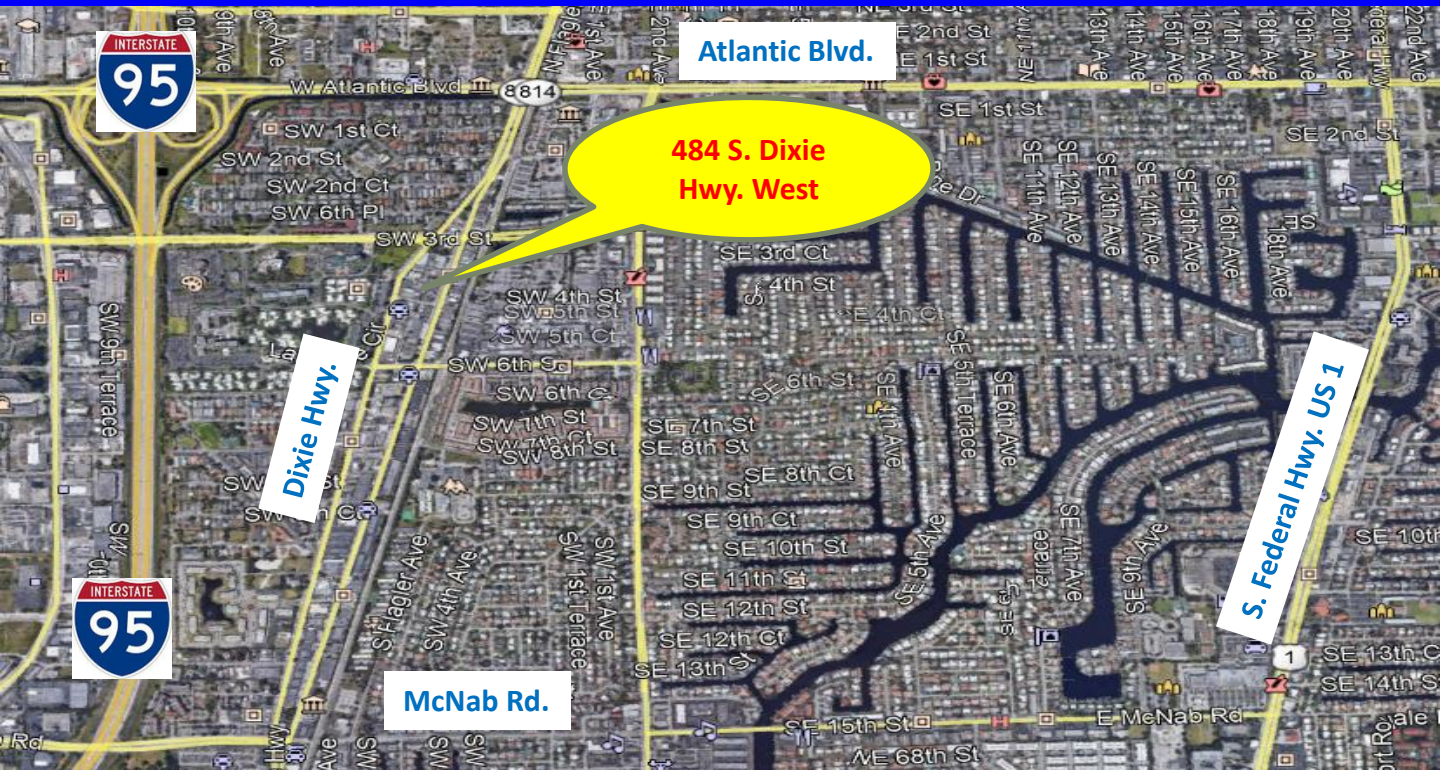
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# Location Map

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FOR MORE INFORMATION:

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