

1.47 Acres For Sale In Opportunity Zone

For Sale \$899,000
N. Dixie Hwy & NW 12 St.
Pompano Beach, FL 33060



FOR SALE	1,505 Sq. Ft. Building on 64,146 Sq. Ft. Lot			
DESCRIPTION	Located in Opportunity Zone in Pompano Beach! 1.47 acres on 7 separate folios on North Dixie Hwy. in Pompano Beach including a 1,505 sq. ft. multi-family building. This corner property includes 270' of frontage on Dixie Hwy. and is located across the street from the new Brightline rail road tracks and within the Pompano Beach CRA. B-3 zoning ideal for retail, mixed use or multi-family development. Permitted uses would include schools, churches, medical office, boat sales, auto parts sales, restaurants, gas stations and liquor stores.			
PROPERTY VIDEO	https://www.youtube.com/embed/FpMJMh2RZoE?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 1956 Traffic Count 23,454 Cars per day Dixie Hwy.			
PRICING	\$899,000 or \$14/ SF Property			
ZONING & FOLIO NUMBERS	B-3 Folio Numbers 4842-35-31-0210, 4842 35 31 0200, 4842 35 31 0190, 4842 35 31 0160, 4842 35 31 0140, 4842 35 31 0120. 4842 35 31 0220			
DEMOGRAPHICS 2018		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:

John D. McQueston

john@johnmcqueston.com • 561-706-7721 (cell)

www.johnmcqueston.com

1233 E. Hillsboro Blvd
Deerfield Beach, FL 33441

954.427.8686 T.
954.427.0117 F.

Location Map

For Sale \$899,000
N. Dixie Hwy & NW 12 St.
Pompano Beach, FL 33060



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

CAMPBELL & ROSEMURGY
COMMERCIAL REAL ESTATE

FOR MORE INFORMATION:

John D. McQuestion

john@johnmcquestion.com • 561-706-7721 (cell)

www.johnmcquestion.com www.campbellandrosemergycommercial.com

1233 E. Hillsboro Blvd
Deerfield Beach, FL 33441

954.427.8686 T.
954.427.0117 F.