

Multi-Tenant Office/ Warehouse Property

For Sale \$1,599,000
4910-4980 NE 11 Ave.
Oakland Park, FL 33334



FOR SALE	12,459 Sq. Ft. Building on 49,380 Sq. Ft. Property
DESCRIPTION	Attention investors and owner/ users! This unique property is comprised of a 5,192 sq. ft. office building and a 7,267 sq. ft. warehouse on 1.13 acres. This property is currently leased to a new cell tower, a variety of small office, warehouse bays and parking/ storage tenants. Flexible I-1 and B-3 zoning provides for a variety of uses including automotive, industrial, office and retail. Recent improvements include new paint, new AC and roof. Centrally located just south of Commercial Blvd. and east of Dixie Hwy. close to all major arteries.
PROPERTY VIDEO	https://www.youtube.com/embed/6_FgcfdwkMw?rel=0
INVESTMENT HIGHLIGHTS	Annualized NOI \$111,622 Cap Rate 6.98%. Full occupancy NOI \$155,677 Cap Rate 9.74%. Owner user can occupy 806 sq. ft. in office building and 1,363 in warehouse.
LOCATION	NE 11 Ave Just south of Commercial Blvd and East of Dixie Hwy.
PRICING	\$1,599,000 reflecting \$128.34/ sq. ft. building and \$32.38/ sq. ft. lot.
YEAR BUILT	Built 1974 & 1979
CEILING HEIGHT/ ELECTRIC	18-22' Ceiling Height/ Standard Single Phase Power
PARKING	51 Common Spaces
ZONING/ FOLIO	B-3 & I-1 Oakland Park 4942 14 00 0370

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

CAMPBELL & ROSEMURGY
 COMMERCIAL REAL ESTATE

John D. McQuestion

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1233 E. Hillsboro Blvd
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Additional Photos

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Cash Flow Analysis

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Property Name	4910-4980 NE 11 Ave	Asking Price	\$1,599,000.00
Prepared For		Plus Acquisition	
Prepared By	John McQueston	Costs	
Date Prepared	10-Aug-19	Plus Loan	
		Fees/Costs	

Taxable Income

	Annualized	Projected
1 Potential Rental Income	\$201,018.86	\$245,034.50
2 -Vacancy & Credit Losses		
3 =Effective Rental Income	\$201,018.86	\$245,034.50
4 +Other Income (collectable)		
5 =Gross Operating Income	\$201,018.86	\$245,034.50
6 -Operating Expenses	89,357.04	89,357.04
7 =NET OPERATING INCOME	\$111,661.82	\$155,677.46
8 Cap Rate	6.98%	9.74%

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Location Map

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