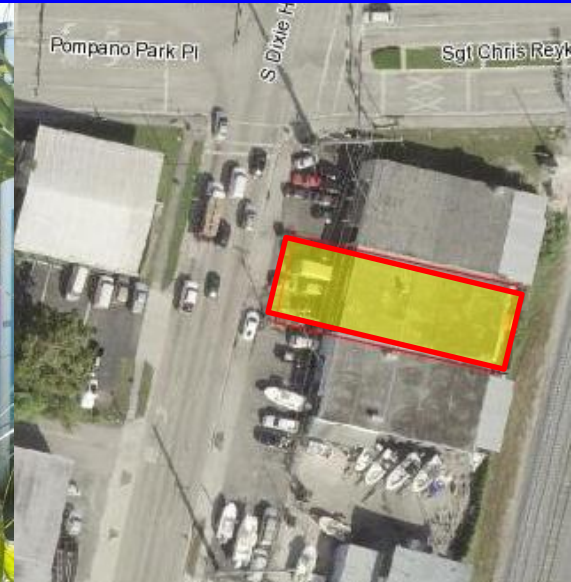


Lowest Priced Automotive Property

For Sale \$579,000
304 S. Dixie Hwy. East
Pompano Beach, FL 33060



| FOR SALE | 4,360 Sq. Ft. Building on 6,502 Sq. Ft. Property |
|---------------------------|---|
| DESCRIPTION | Attention Owners & investors! Only \$132/ sq. ft.!! Rare opportunity to purchase this completely updated 4,360 sq. ft. automotive property currently used as an auto detail facility. This building has 2 front drive in bay doors, and front office/ showroom. 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. Currently occupied month to month by tenant paying \$2,865 Modified Gross. NOI \$14,983. |
| PROPERTY VIDEO | https://www.youtube.com/embed/Sgk370_sdVo?rel=0 |
| LOCATION | South Dixie Hwy East North of SW 3rd Street |
| PRICING | \$579,000 reflecting \$132.79/ sq. ft. building and \$89/ sq. ft. lot. |
| YEAR BUILT/ TRAFFIC COUNT | Built 1962 Traffic Count 10,500 cars per day |
| CEILING HEIGHT/ ELECTRIC | 14" Ceiling Height |
| PARKING/ LOADING | Up to 5 Surface Spaces are available; 2 Grade Level Doors on Front of Property. |
| ZONING/ FOLIO | B-4 Pompano Beach 4942 02 22 0540 |
| SPACE CONFIGURATION | 10% Office/ Showroom 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. McQuestion

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www.johnmcquestion.com

Location Map

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FOR MORE INFORMATION:

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