

Completely Remodeled Flex Warehouse

For Sale \$615,000
3701 NE 12 Ave.
Pompano Beach, FL 33064



FOR SALE	3,520 Sq. Ft. Building on 7,936 Sq. Ft. Property
DESCRIPTION	Completely renovated in 2016. Currently operating as a CrossFit gym. This flex/warehouse includes reception/ waiting area, 3 separate offices, open work area, 3 grade level doors, lunch & break area, and 2 ADA bathrooms. I-1 zoning would permit a number of industrial uses including marine sales and repair, shooting range, used automotive truck sales/ body/ repair, car wash, contractors office, crematory, heavy equipment establishments, and light manufacturing. Centrally located just off Sample Rd. and new Pompano Beach Fire Station. Close to all major arteries.
PROPERTY VIDEO	https://www.youtube.com/embed/VfeQe-or6U8?rel=0
LOCATION	Sample Rd. to NE 12 Ave ¼ mile on left side of street.
PRICING	\$615,000 reflecting \$174.72/ sq. ft. building and \$77.49/ sq. ft. lot.
YEAR BUILT	1963 Remodeled 2016
CEILING HEIGHT/ ELECTRIC	12" Ceiling Height/ Single Phase Power
PARKING/ LOADING	Up to 14 Surface Spaces are available; 3 Grade Level Doors.
ZONING/ FOLIO	I-1 Pompano Beach 4842-13-01-0303
SPACE CONFIGURATION	20% Office to Warehouse Percentage.

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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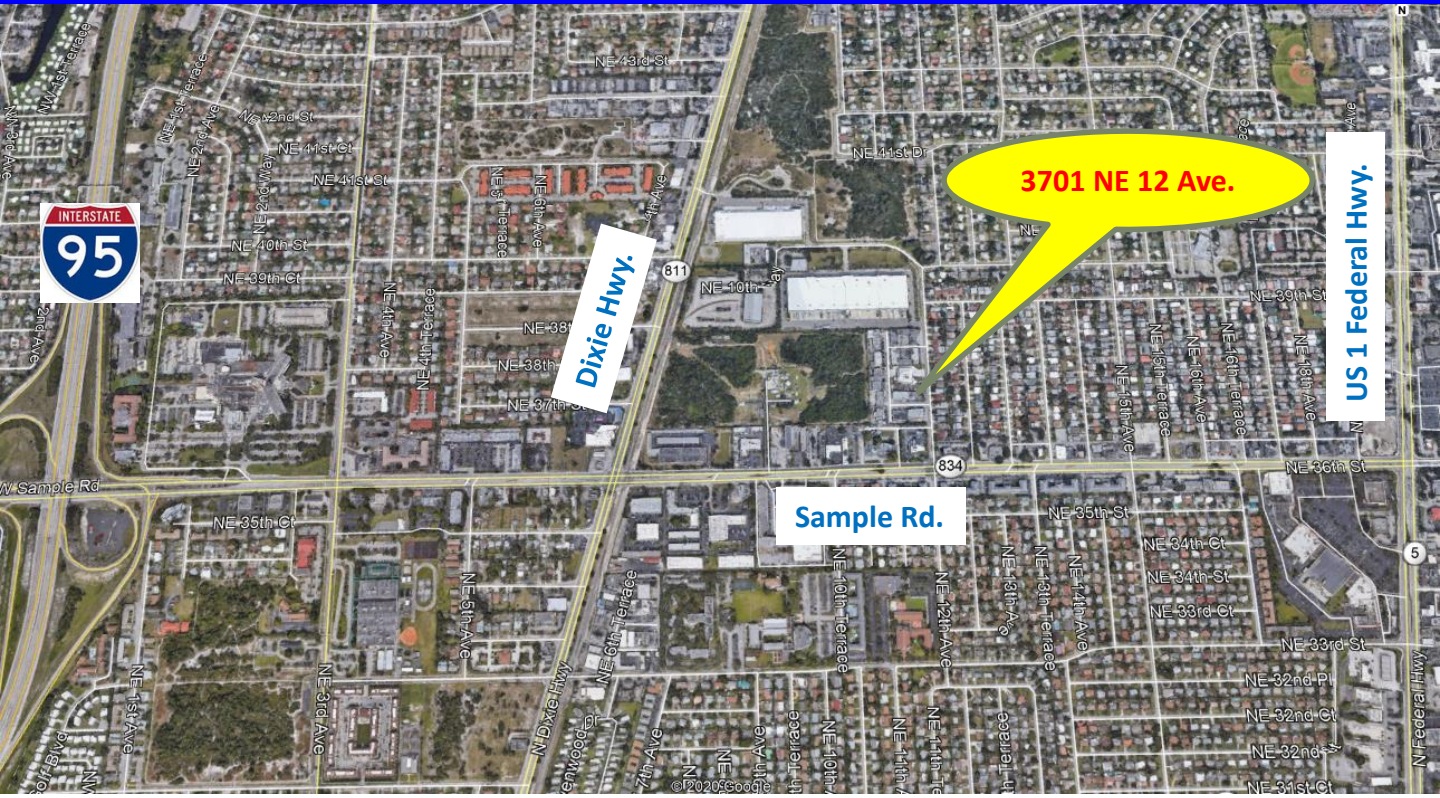
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1233 E. Hillsboro Blvd
 Deerfield Beach, FL
 33441

954.427.8686 T.
 954.427.0117 F.

Location Map

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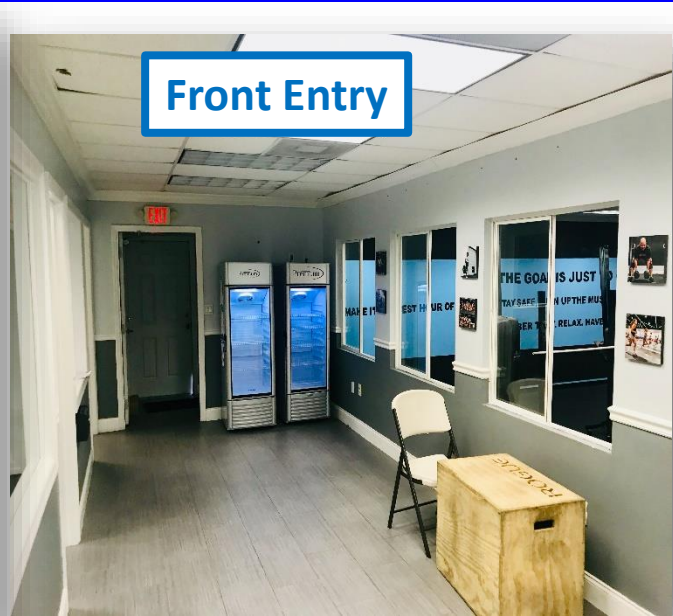
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Additional Photos

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Waiting Area



Front Entry



Kitchen



Warehouse/ Gym Area

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