

# High Visibility Two Story Office Building

**For Sale \$1,030,000**

805 E. Hillsboro Blvd.  
Deerfield Beach, FL 33441



<b>FOR SALE</b>	<b>2 story 2,968 SF Office Building on 7,740 SF Property</b>		
<b>DESCRIPTION</b>	This impeccably maintained office building built in 2003 prominent features include 8 private offices, 2 restrooms, Mediterranean architecture, professionally landscaped with royal palm trees, imported tile, 24 hour security, and ample parking. Permitted uses include Medical Offices, Law Offices, CPA's, Architects, and Financial Services. Close to Tri Rail and public transportation. Perfect for the buyer seeking a centrally located building with high visibility and income demographics.		
<b>PROPERTY VIDEO</b>	<a href="https://www.youtube.com/embed/KNoPRn4a_oQ?rel=0">https://www.youtube.com/embed/KNoPRn4a_oQ?rel=0</a>		
<b>LOCATION</b>	Just West of US1 on Hillsboro Blvd. on the North Side of the Street.		
<b>PARKING/ YEAR BUILT</b>	8 Parking Spaces Built in 2003		
<b>PRICING</b>	\$1,030,000 (\$347/ SF Building \$133/ SF Land) Association fee \$600/ quarter.		
<b>TRAFFIC COUNT</b>	37,619 Cars per day Hillsboro Blvd.		
<b>ZONING</b>	RSO Professional Office. Folio 4843 06 25 0150		
<b>DEMOGRAPHICS 2021 Estimate</b>	<b>1 mile</b>	<b>3 mile</b>	<b>5 mile</b>
	HH Population:	17,713	110,792
	Average HH Income:	\$77,742	\$90,734
			230,327
			\$87,635

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](http://www.johnmcqueston.com)

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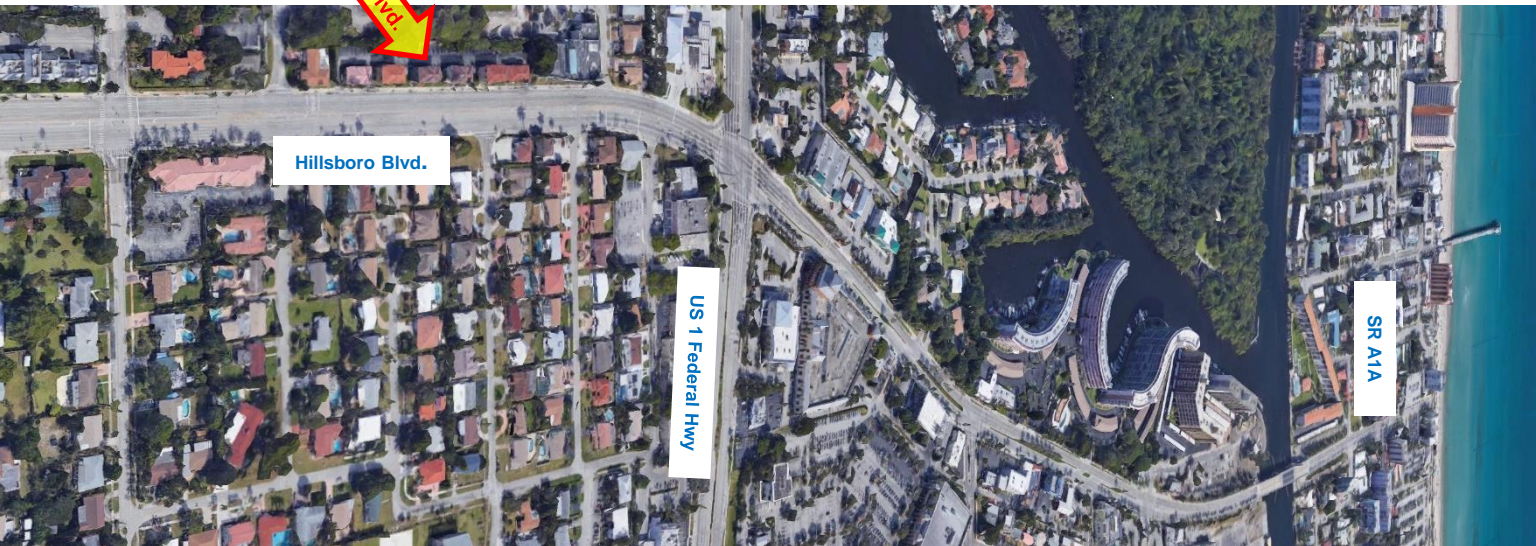
954.427.8686 T.  
954.427.0117 F.

# Location Map

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# Additional Photos

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Lobby/ Reception



Hall/ Corridor



Rear Entrance



Parking Aerial



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