

Federal Hwy. Office/Retail Building for Sale

For Sale \$995,000
4510 N. Federal Hwy.
Lighthouse Point, FL 33064



FOR SALE	2,779 Sq. Ft. Building on 9,243 Sq. Ft. Property			
DESCRIPTION	Rare opportunity for an owner user to purchase a high visibility office/ retail building with 45' of frontage on Federal Hwy in Lighthouse Point with 4' x 6' lighted monument signage. Two existing tenants in place and 12 parking spaces. This former chiropractors office is perfect for buyer seeking high income demographic and centrally located near numerous prominent retail establishments.			
PROPERTY VIDEO	https://www.youtube.com/embed/hGqp4X8lAsw?rel=0			
LOCATION	Just 4 Blocks North of NE 49 St. on Federal Highway on East Side of the Street.			
PARKING/ YEAR BUILT	Approximately 12 total parking spaces. Built in 1968.			
PRICING	For Sale \$995,000 or \$358/ sq. ft. building and \$108/ Sq. Ft. Property			
INVESTMENT HIGHLIGHTS	\$37,200 Gross Income. \$21,876 Net Operating Income. Total vacant space 1,080 sq. ft.			
TRAFFIC COUNT	44,192 Federal Hwy.			
ZONING/ FOLIO	B3-A Lighthouse Point Folio 4843-18-27-0020			
DEMOGRAPHICS 2021		1 mile	3 mile	5 mile
	HH Population:	17,506	109,676	227,364
	Average HH Income:	\$96,396	\$78,301	\$87,523

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

CAMPBELL & ROSEMURGY
COMMERCIAL REAL ESTATE

FOR MORE INFORMATION:

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Location Map

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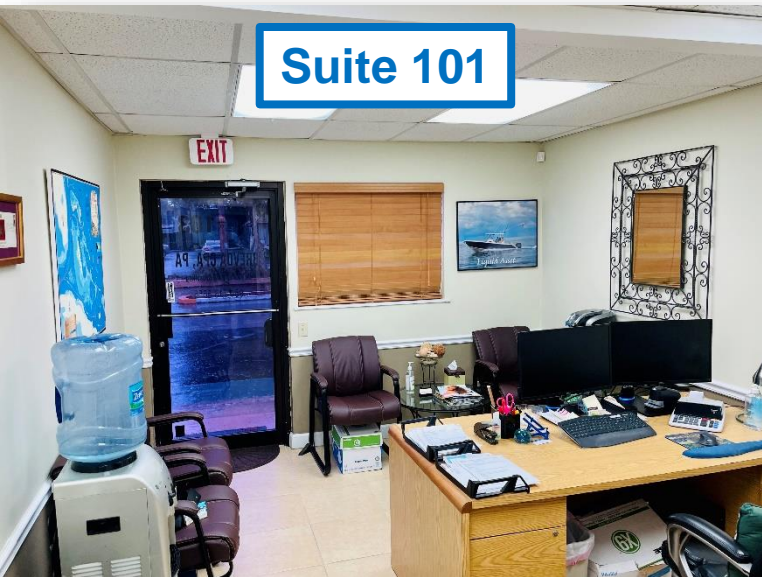
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Additional Photos

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