

# Lowest Priced Warehouse with Yard

**For Sale \$649,000**  
247 SE 1 Terrace  
Deerfield Beach, FL 33441



<b>FOR SALE</b>	<b>3,432 Sq. Ft. Building on 21,902 Sq. Ft. Property</b>			
<b>DESCRIPTION</b>	Rare opportunity to purchase a 3,432 sq. ft. warehouse on a half acre lot. The current use is grandfathered in but this property is centrally in the new Pioneer Grove section of Deerfield Beach just east of Dixie Hwy. The LAC Zoning is intended to encourage and promote development that facilitates a coordinated and balanced mix of land uses, including residential, retail, office and certain types of commercial, governmental and recreation uses. Proposed density would be 18 units per acre. Additional 6,231 adjacent residential parcel across the street also available for \$149,000.			
<b>PROPERTY VIDEO</b>	<a href="https://www.youtube.com/embed/h1h1sWrzPqA?rel=0">https://www.youtube.com/embed/h1h1sWrzPqA?rel=0</a>			
<b>LOCATION</b>	NW corner of SE 2 <sup>nd</sup> Ct. & SE 1 Ter.			
<b>PRICING</b>	\$649,000 or \$189.10/ Sq. Ft. Building and \$29.63 / Sq. Ft. Property.			
<b>BAY DOORS/ CEILING HTS.</b>	7 Bay Doors/ 12' Ceiling Heights			
<b>ZONING/ FOLIO</b>	LAC Pioneer Grove 4843-06-06-0170			
<b>DEMOGRAPHICS 2022</b>		<b>1 mile</b>	<b>3 mile</b>	<b>5 mile</b>
	HH Population:	14,525	59,609	127,636
	Average HH Income:	\$59,319	\$53,962	\$53,711

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)**

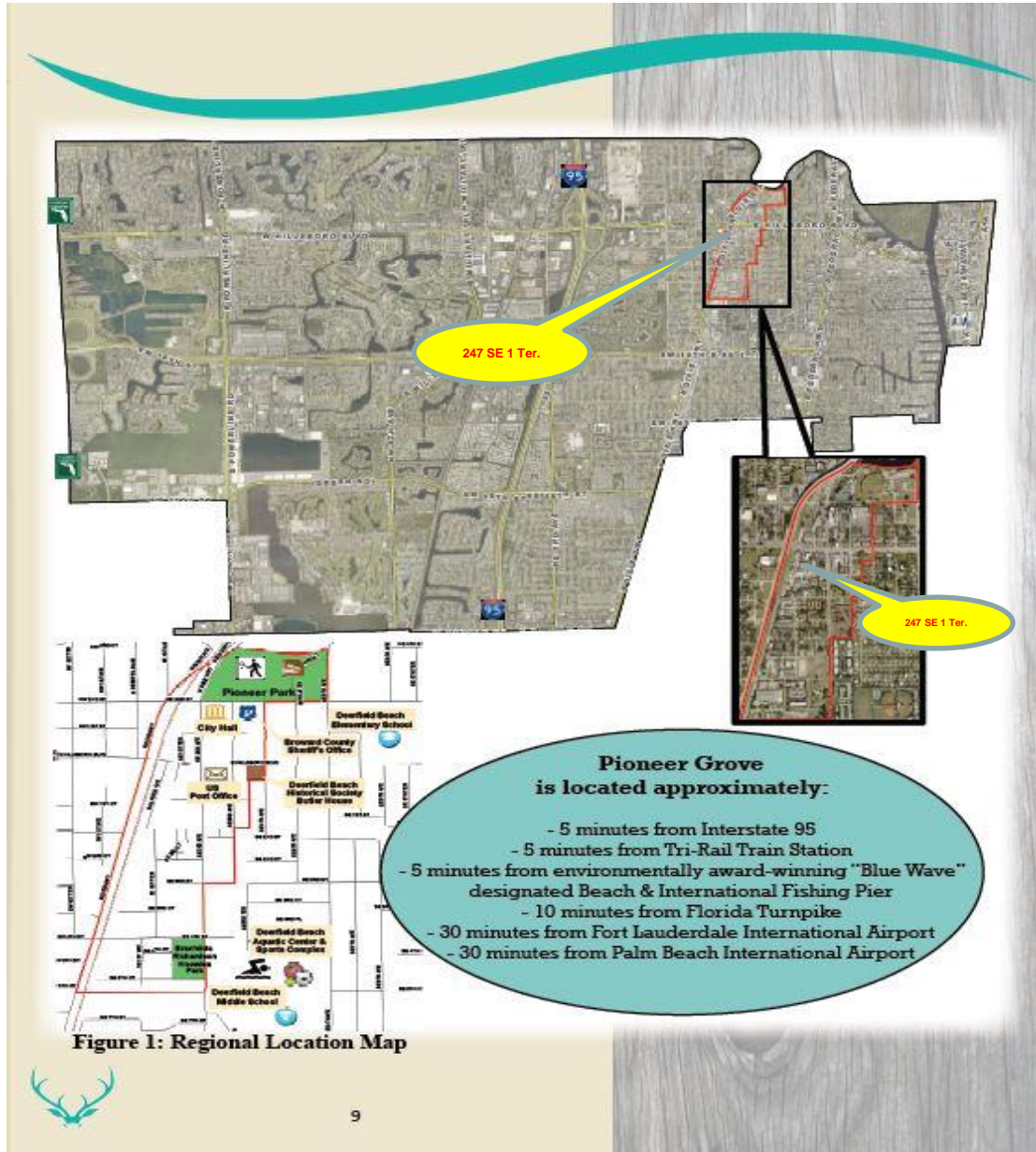
[www.johnmcqueston.com](http://www.johnmcqueston.com)

1233 E. Hillsboro Blvd  
Deerfield Beach, FL 33441

954.427.8686 T.  
954.427.0117 F.

# Location Map

For Sale \$649,000  
247 SE 1 Terrace  
Deerfield Beach, FL 33441



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

**CAMPBELL & ROSEMURGY**  
COMMERCIAL REAL ESTATE

FOR MORE INFORMATION:

**John D. McQuestion**

**john@johnmcquestion.com • 561-706-7721 (cell)**

[www.johnmcquestion.com](http://www.johnmcquestion.com)

1233 E. Hillsboro Blvd  
Deerfield Beach, FL 33441

954.427.8686 T.  
954.427.0117 F.

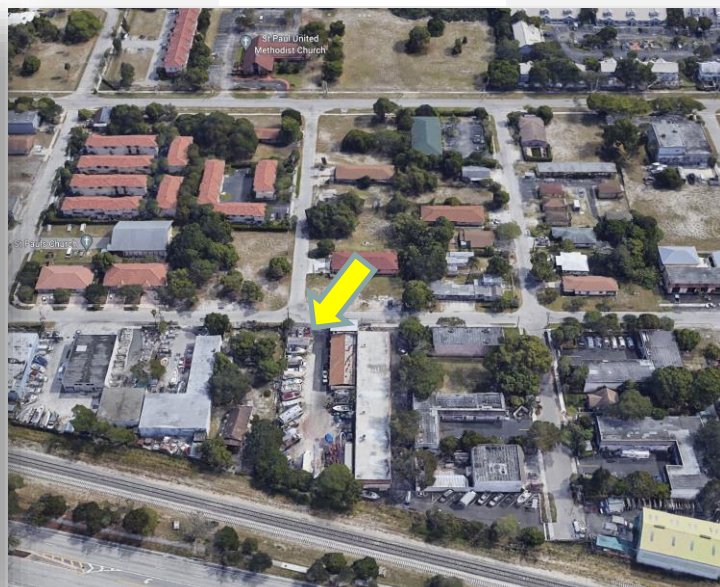
# Additional Photos

For Sale \$649,000  
247 SE 1 Terrace  
Deerfield Beach, FL 33441

Direct Aerial View



East Aerial View



Interior Bay



Exterior Bays



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

**CAMPBELL & ROSEMURGY**  
COMMERCIAL REAL ESTATE

FOR MORE INFORMATION:

**John D. McQuestion**

[john@johnmcquestion.com](mailto:john@johnmcquestion.com) • 561-706-7721 (cell)

[www.johnmcquestion.com](http://www.johnmcquestion.com)

1233 E. Hillsboro Blvd  
Deerfield Beach, FL 33441

954.427.8686 T.  
954.427.0117 F.