

Outstanding Executive Office Condominium

For Sale \$179,000

Or Lease \$1750 Gross

**5646 W Atlantic Blvd. #4
Margate, FL 33063**



FOR SALE	1 story 2165 Sq. Ft. Office Condominium in Atlantic Professional Plaza			
DESCRIPTION	Campbell & Rosemurgy Commercial Real Estate is pleased to offer this updated and well maintained executive office condominium including private and semi private offices, conference room, reception area, large filing area and much more. Located in the Atlantic Professional Plaza, this location is ideal for medical or office user looking to own at a competitive price.			
LOCATION	Located on Atlantic Blvd, one block east of 441 across from Wal-Mart			
YEAR BUILT/ PARKING	Built in 1980. 2 assigned parking spaces with common parking in front and back of building.			
PRICING	Sale:\$179,000 or \$82.67/ SF Lease: \$1750 or \$9.70/ SF Condo Fees: \$827.00 Monthly			
PROPERTY VIDEO	https://www.youtube.com/embed/CAIDZcJbhK4			
TRAFFIC COUNT	49,500 Annual Average Daily Traffic			
ZONING/ FOLIO	B-2. 484136AC0040			
DEMOGRAPHICS 2013 Projection		1 mile	3 mile	5 mile
	HH Population:	3,784	58,729	141,336
	Average HH Income:	\$43,458	\$49,901	\$52,759

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

1233 E. Hillsboro Blvd
Deerfield Beach, FL 33441

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CAMPBELL & ROSEMURGY
COMMERCIAL REAL ESTATE

FOR MORE INFORMATION:

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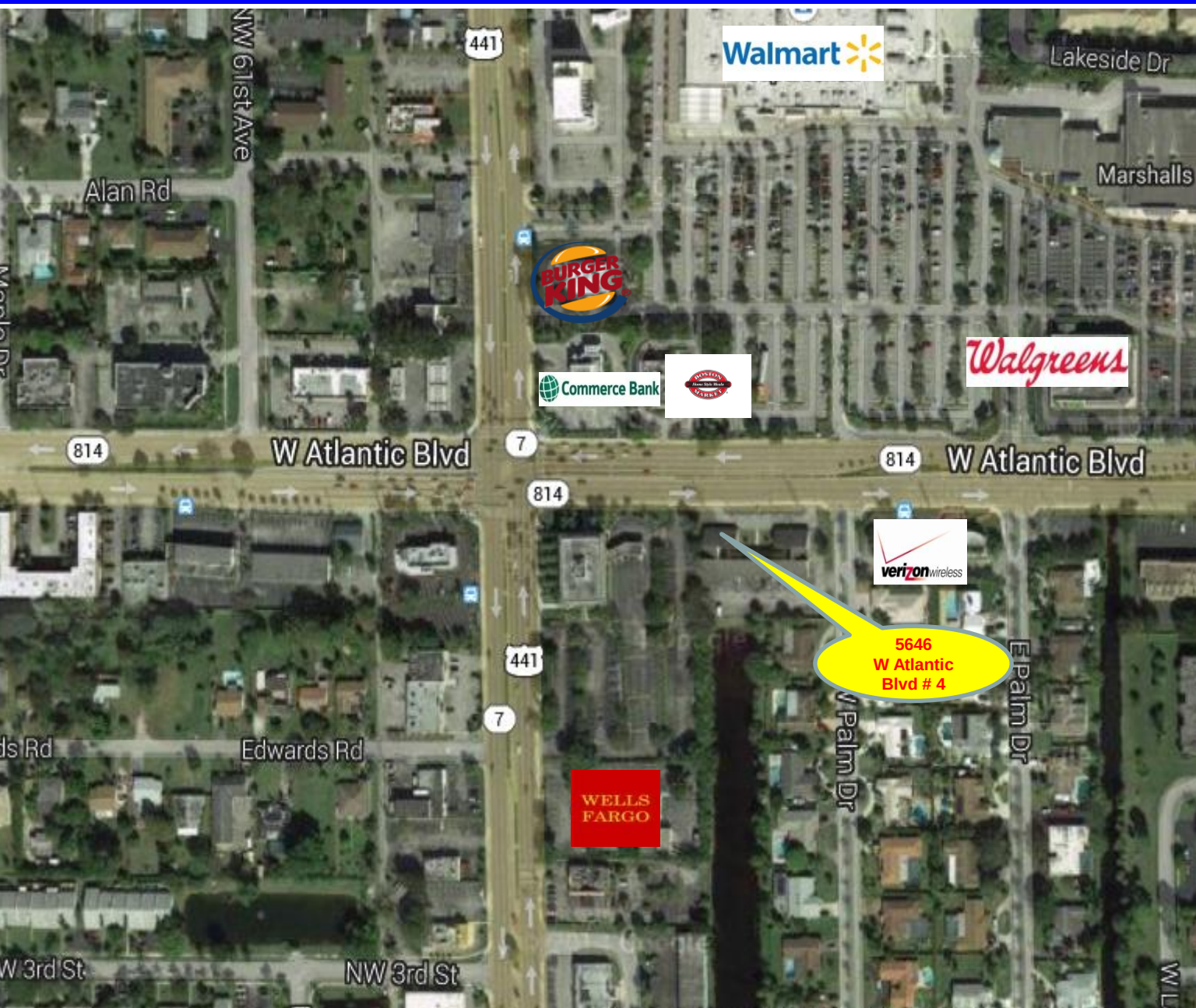
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