

Manufacturing Warehouse for Sale

For Sale \$4,950,000
52 SW 5 Ct.
Pompano Beach, FL 33060



FOR SALE/ LEASE	18,841 Sq. Ft. Bldg. on .97 Acres.
DESCRIPTION	Rare opportunity for an investor or owner user to occupy 5,000 sq. ft. and have 3 new tenants in place offsetting expenses. This well located warehouse/ manufacturing building centrally located in Pompano Beach. Prominent features include 2 separate entrances, ample parking, 4 grade level doors, upgraded 3 phase power, 14' ceiling heights, numerous private offices, and open assembly areas. Desirable B4 zoning would permit schools, automotive, medical, lodge, church/ religious, veterinarian/ animal hospital/ kennel, boat sales/ repair, employment agency/ day labor, hall for hire, contractors office, funeral/ crematory, antique/ consignment, light manufacturing, and warehouse/ distribution.
PROPERTY VIDEO	https://www.youtube.com/embed/OpeJKEVwRPk?rel=0
LOCATION	East Atlantic Blvd to south on Cypress Rd. Make a right on SW 5 Ct. on left side.
PARKING/ YEAR BUILT	55 Parking Spaces Built in 1968
PRICING	\$4,950,000 or \$262/ SF Building and \$94/ SF property.
INVESTMENT HIGHLIGHTS	Gross Income \$246,000. Net Operating Income \$187,424. Cap Rate 4.36%
CEILING HEIGHT	14' Approximate
ZONING/ FOLIOS	B-4 Front & B-3 Rear Folios 4942-02-15-0900, 4942 02 15 1340, 4942 02 15 1330 & 4942 02 15 1320
LOADING	4 Grade Level Doors

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)

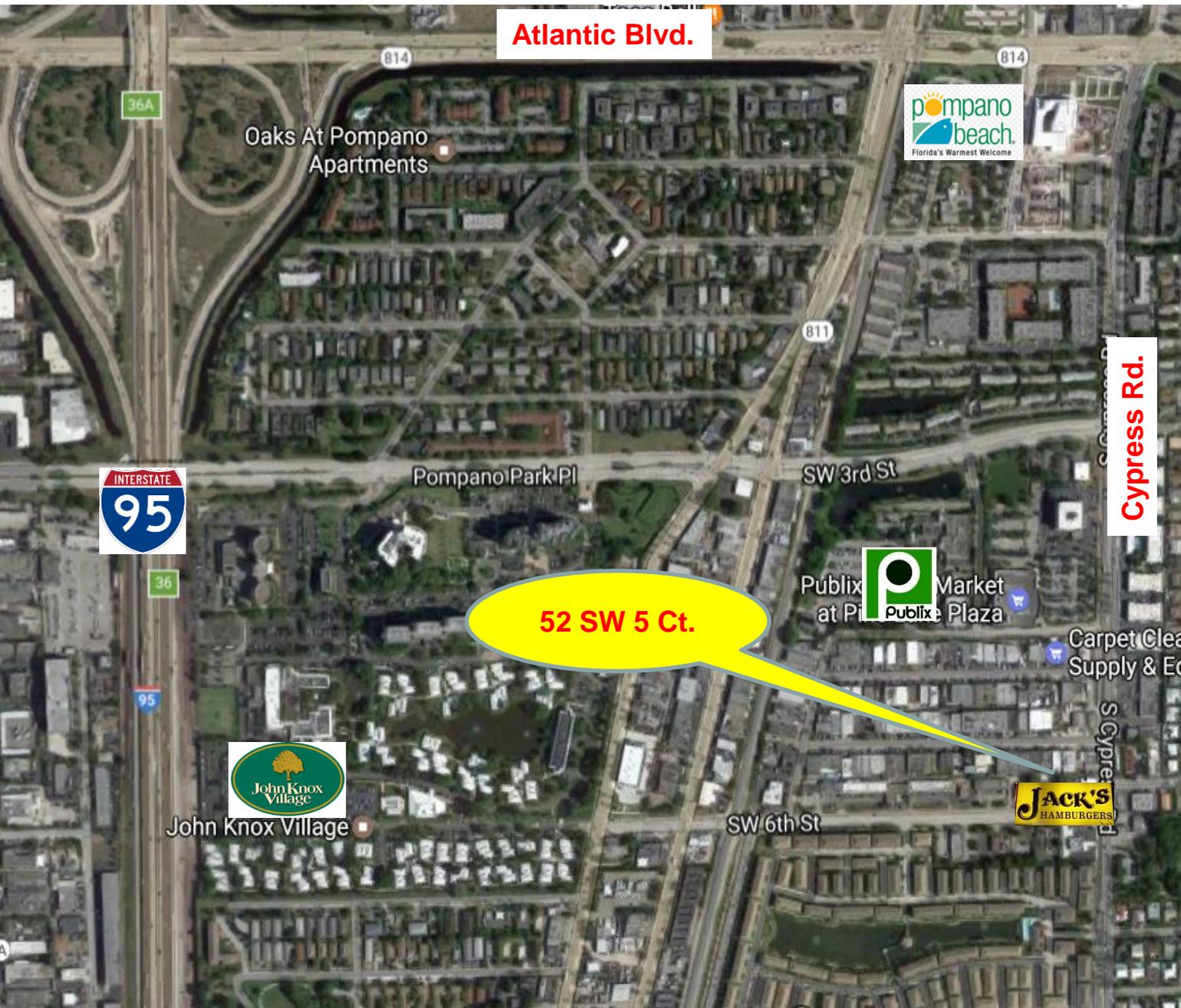
www.johnmcqueston.com

1233 E. Hillsboro Blvd
Deerfield Beach, FL 33441

954.427.8686 T.
954.427.0117 F.

Location Map

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Additional Photos

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