

FOR SALE

Two Commercial Buildings - Mixed-Used Income Producing Property

Asking Price: \$1,650,000.00



Boasting prime waterfront real estate, this mixed-use gem offers a unique opportunity for savvy investors. Just right next to luxury waterfront apartments, these corner lot commercial properties provide unique opportunities for savvy investors. This mixed-use property seamlessly blends commercial spaces with waterfront charm. Zoned for retail, restaurant, or service-oriented business, there is a wide-range of permitted use for this property, so yes let your ideas run wild! Both buildings are currently leased, one is on a month to month and the other have 3 years left with their lease.



PROPERTY HIGHLIGHTS:

- Lot Size: \pm 1.25 AC (\pm 54,450 SF)
- Corner Lot & Waterfront
- Combined Bldg Size: 5,100SF
- Combined Lot Size: 11,845SF
- Bldg Size (2808): 3,000SF
- Bldg Size (2816): 2,100SF
- Street Sign Available
- Move-in Ready
- Zoning: TOC North
- Both Occupied
- Bldg. 2808 is leased
- Bldg. 2816 vacant
- Both Concrete Structures

Disclaimer: The above information was obtained from sources deemed to be reliable. Details pertaining to the property described above may change without notice and are subject to errors and/or omissions.

Investment Opportunity - Mixed-Used Property



1500 E Atlantic Blvd. Suite B, Pompano Beach FL 33060

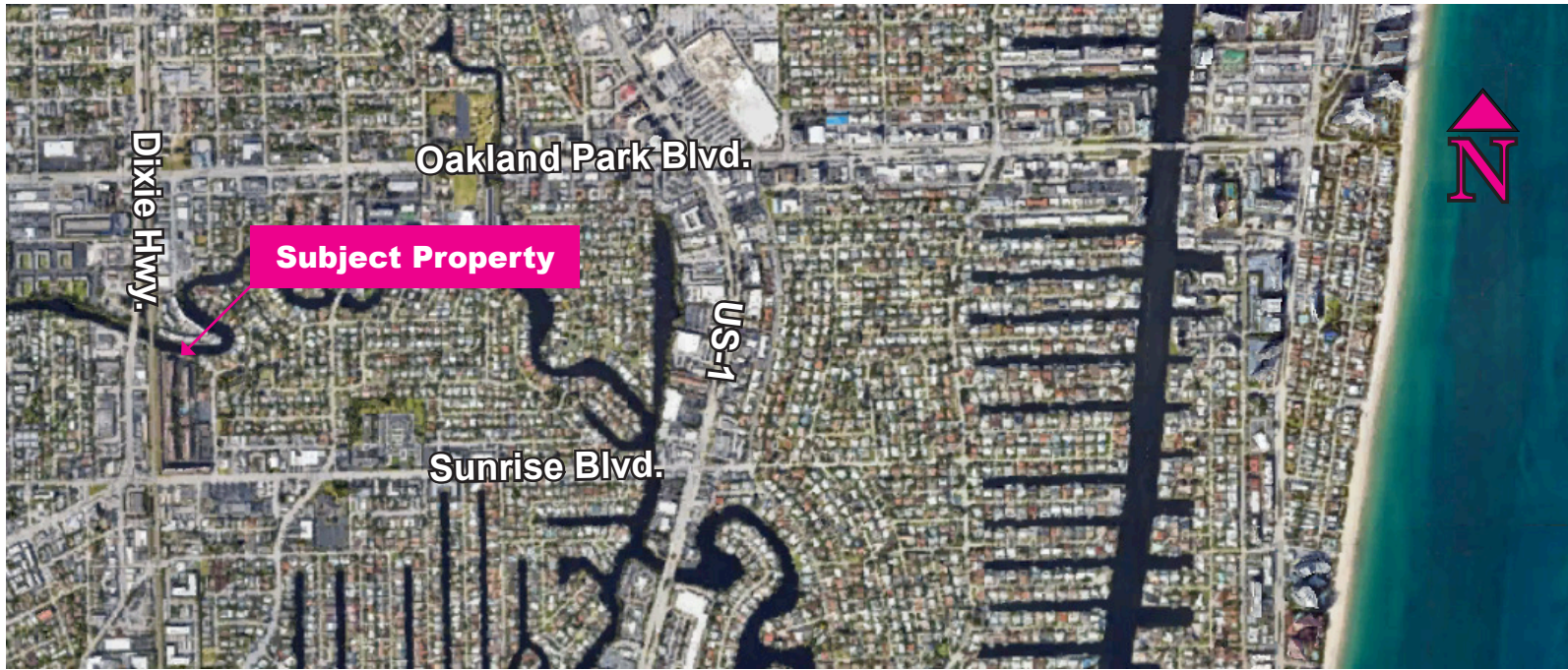


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MIXED



Property Address:
2816-2808 N Dixie Hwy. Wilton Manors FL 33334

Call Today to Schedule a Tour
954.281.8100
Frank Tolentino



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