

Centrally Located Office/ Retail Building

For Sale \$1,250,000
1919-1925 East Atlantic Blvd.
Pompano Beach, FL 33060



FOR SALE	3,818 Sq. Ft. Building on 12,475 Sq. Ft. Property		
DESCRIPTION	<p>ATTENTION OWNER USERS & INVESTERS!! Catch the redevelopment wave with this 3,818 Sq. Ft. 2 tenant office/ retail building with 2 vacant suites in the heart of Pompano Beach. Buyer can keep 2 existing tenants in place or occupy the entire building. Property also includes 21 parking spaces and impact glass. This property is prominently located in the new Transit Oriented EOC District. Potential for high residential density of up to 90 units/ acre. Possible uses would include multi-family, mixed use, day care, school, medical office, lodge/ club, church, veterinary hospital, bar/ restaurant, dry cleaners, funeral home, grocery/ liquor store, and hotel. This site would be well suited for an office/ retail user seeking high visibility, ample parking, strong demographics and traffic counts.</p>		
PROPERTY VIDEO	https://www.youtube.com/embed/401X7CNemUo?rel=0		
LOCATION	Atlantic Blvd. just 1.5 blocks west of Federal Hwy on the North side of the street.		
PRICING	\$327.39 Sq. Ft. Building and \$100.20 Sq. Ft. Property.		
YEAR BUILT/ PARKING	1974/ 21 Parking spaces.		
INVESTMENT HIGHLIGHTS	Actual NOI \$23,217 Projected NOI \$67,517. Actual Cap Rate 1.86% Projected Cap Rate 5.40%		
ZONING/ FOLIO	Zoning TO-EOD Folios 4842-36-01-1650 & 4842-36-01-1610		
TRAFFIC COUNT	38,041 cars daily on East Atlantic Blvd.		
DEMOGRAPHICS 2023 Estimate		1 mile	3 mile
	HH Population:	17,068	101,044
	Average HH Income:	\$85,373	\$88,513
			5 mile
			236,897
			\$87,564

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)

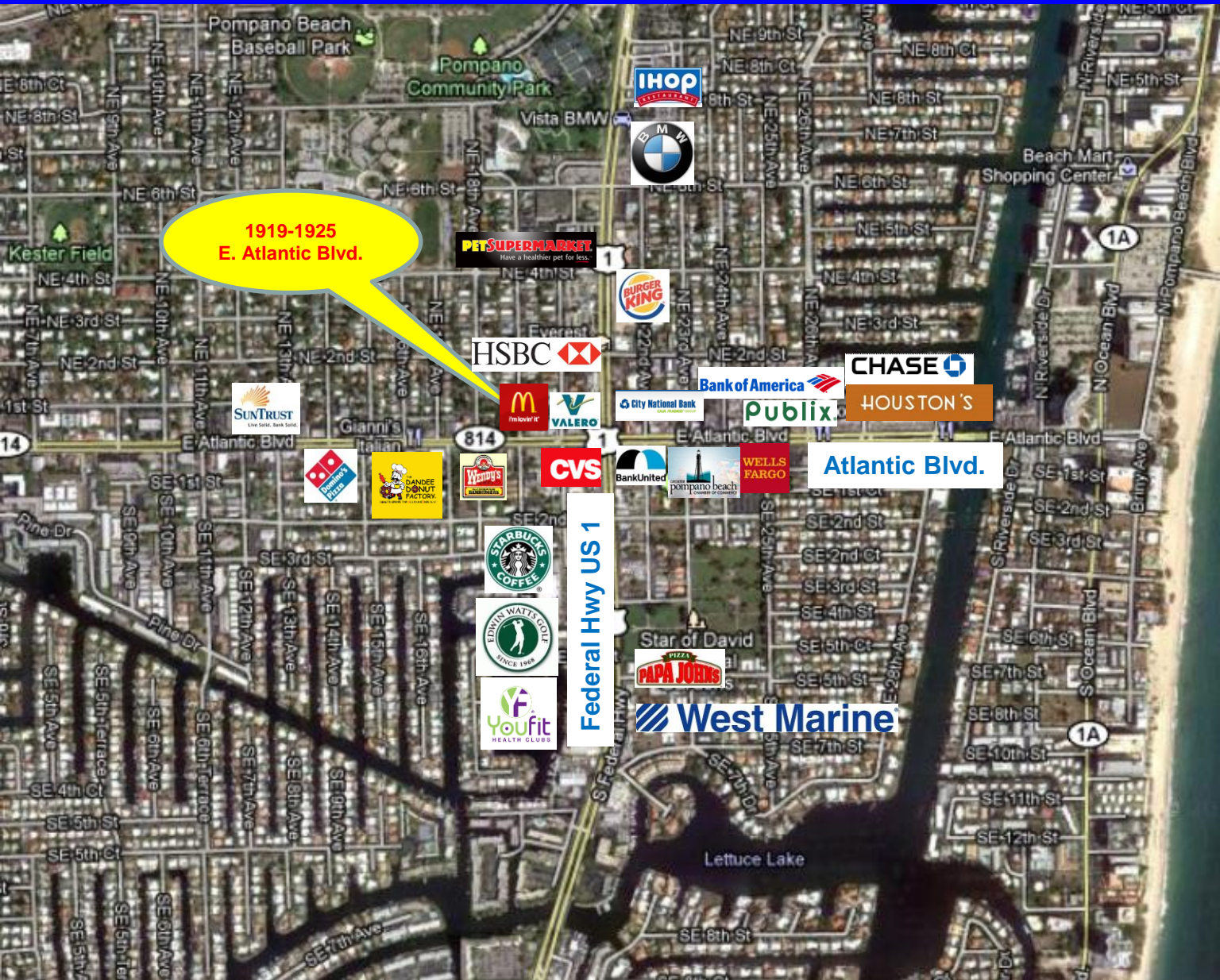
www.johnmcqueston.com

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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Aerial Building

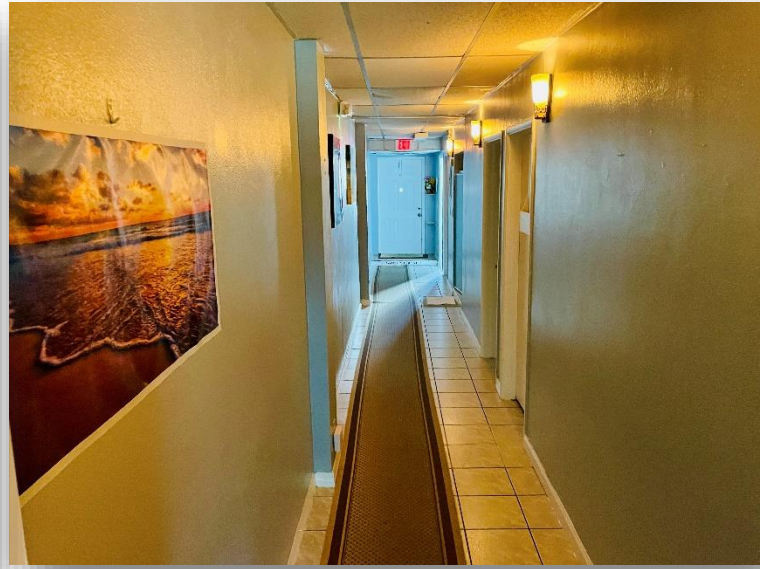


Suite 1919-A

Aerial Additional Parking



Suite 1925



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