

FOR SALE

4,942 SF IN MIRAMAR

8524

Commerce Ave

PRICE REDUCED!



Randy LaChance, SIOR

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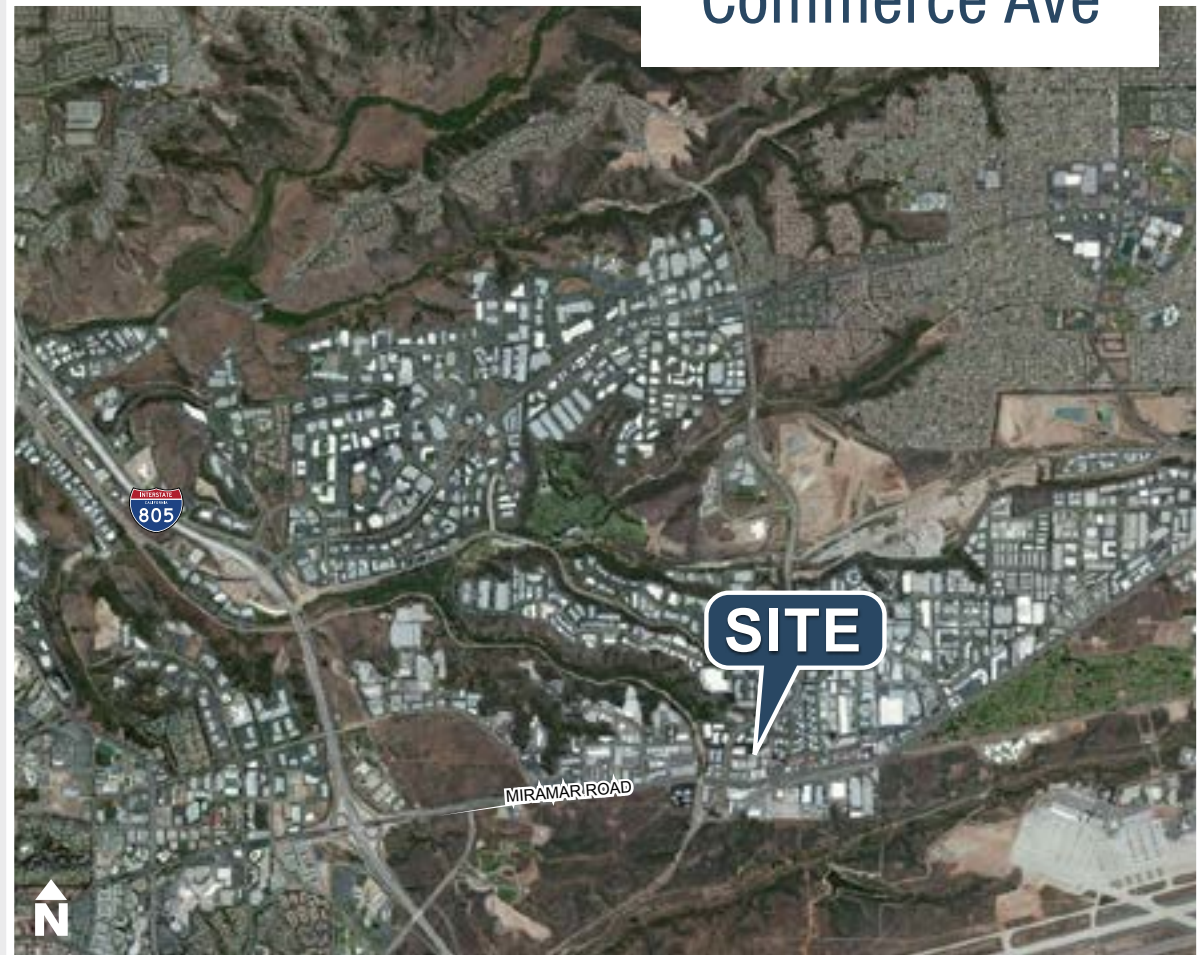
Commerce Ave

PROPERTY HIGHLIGHTS:

- 4,942 SF
- 20% office
- 14-16' clear height
- Two (2) grade-level doors
- Currently divided and leased to two (2) tenants
- 2,471 SF available for owner/user with 90 day notice
- Adjacent space leased through December 31, 2015
- Approximately 250 SF of bonus mezzanine storage
- Single story concrete tilt-up
- Good truck access
- Centrally located
- Association dues \$300/month

~~SALE PRICE: \$915,000 (\$185/SF)~~

PRICE REDUCTION: \$899,000 (\$182/SF)



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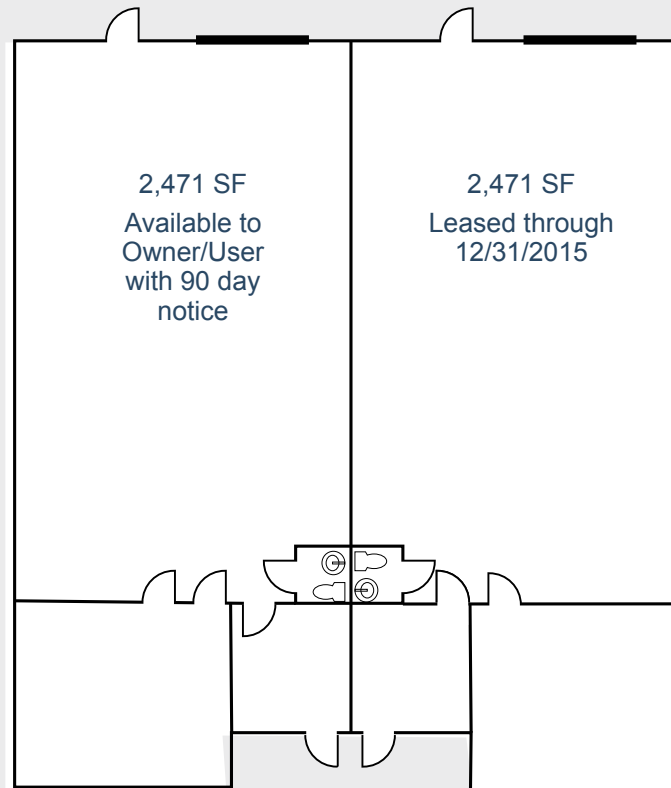
REAL ESTATE SERVICES

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