

COMPASS



FOR SALE

**1505 N STATE RD 7
MARGATE, FLORIDA**

SALE - LEASE BACK



COMMERCIAL BUILDING

This free-standing building, currently owned and operated by an established veterinarian, is being offered for sale as part of a sale-leaseback arrangement. The owner intends to lease the property back for ten years on a triple-net basis, which entails the tenant paying all expenses real estate taxes, water, trash, and electricity. The new owner is responsible for the outside of the building, the roof, A/C, etc. This property offers the new owner a management-free investment experience, avoiding management fees and headaches. The property is strategically situated in a prominent commercial area in Margate, North Fort Lauderdale, presenting substantial potential for appreciation and significant tax advantages associated with owning income-generating real estate

**(P) 10 PARKING SPACES,
AMPLE LAND FOR
EXPANSION**

🏠 \$11,530/tax

💰 \$1,050,000

📏² 2,059 Sq.Ft.

Lot: 23,495

- **LEASE \$6,000 / MONTHLY**
- **TRIPLE NET**
- **10 YEARS TERM**
- **ROI 6.8%**



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