



917 NW 31 AVENUE POMPANO BEACH, 33069

For Sale | \$2,200,000

SYNERGY REALTY ADVISORS

1839 SW 27TH AVE, MIAMI, FL 33145

786.536.7287

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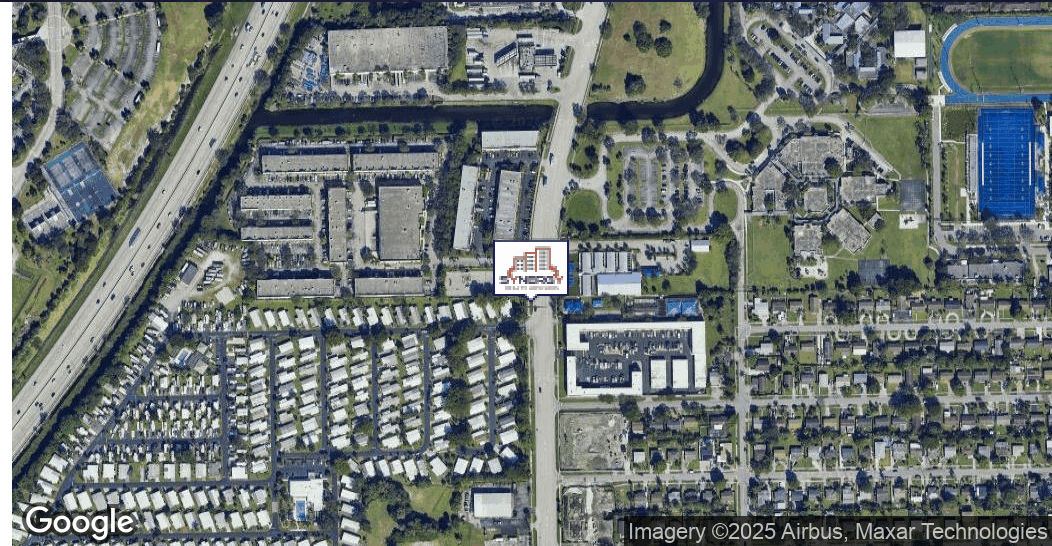
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PROPERTY INFORMATION

Section 1

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OFFERING SUMMARY

Sale Price:	\$2,200,000
Building Size:	10,716 SF
Lot Size:	440,152 SF
Number of Units:	1
Price / SF:	\$205.30
Year Built:	2002
Zoning:	B-4/PCD

PROPERTY OVERVIEW

\$500k seller financing note available for cash buyers! 10,716 Gross Square feet in this heavy power warehouse condo with six parking spaces, located in Contractors Business Park in Broward. Hard to beat, very centralized location with easy access to the Florida turnpike(1 mile) and I 95 (2 miles). Property is in a designated Opportunity Zone. The location of contractors business park is ideal for contractor type businesses to service all areas of Broward county, as well as North Miami Dade and South Palm Beach. The location offers unmatched access for service, logistics and distribution. The space includes a well-designed office layout featuring 3 private offices, kitchen, 2 restrooms, and a newer HVAC system, alarm system. The unit features two grade level 12 x 14 roll up doors, 20 ft clear height, 24 ft ceiling height and a 3,582 SF load-bearing concrete mezzanine- ideal for storage or additional workspace. The park offers gated access after hours and a shared conference room for meetings. Zoned for B-4 PCB, the unit supports a range of uses including light manufacturing, warehousing, and contractor operations. A rare opportunity for both owner-users and investors in the heart of Broward County.

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PROPERTY DESCRIPTION

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LOCATION DESCRIPTION

917 NW 31st Avenue is located in Pompano Beach, Florida, within central Broward County. The property is situated in a well-established industrial corridor with convenient access to the Florida Turnpike (approximately 1 mile away) and I-95 (about 2 miles away), offering strong regional connectivity. The area is part of an Opportunity Zone and is surrounded by a mix of light industrial, commercial, and contractor-related businesses. Its strategic location provides easy access to major transportation routes serving the broader South Florida market.

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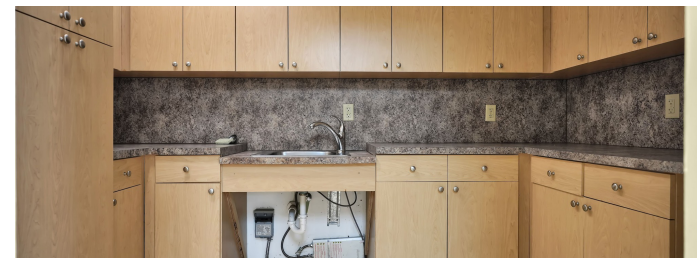
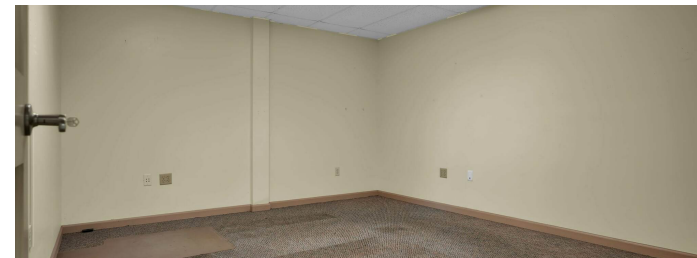
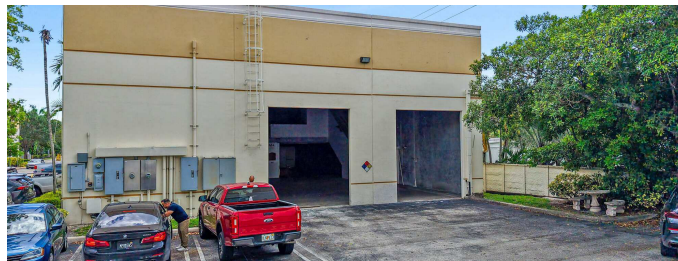
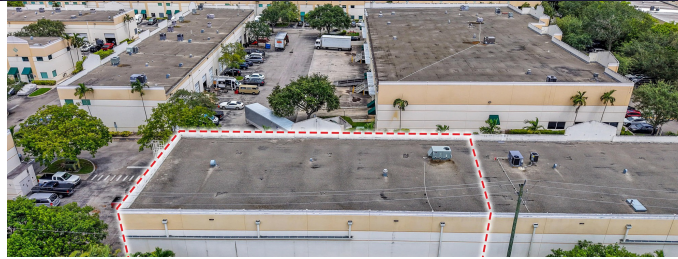
PROPERTY HIGHLIGHTS

- ±10,716 SF industrial condo in Contractors Business Park (Opportunity Zone)
- +/- 7,200 First Floor Square Feet, including +/- 4,761 sf warehouse and 2,373 sf of office space and +/- 3,582 sf concrete load bearing mezzanine
- Mezzanine accessible by forklift
- Prime Broward County location — 1 mile from Turnpike, 2 miles from I-95
- Office build-out with 3 private offices, kitchen, 2 restrooms, newer HVAC
- 2 grade-level doors, 12 ft wide x 14 ft high
- Zoned B-4/ PCB — ideal for light manufacturing, warehousing, contractor use
- 24-hour gated access, shared conference room
- HOA \$12,000/ quarterly (excludes electricity) | Taxes approx. \$30K/year
- 6 parking spaces and guest parking
- 20 ft clear height, 24 ft ceiling height
- Tilt-wall aka “bomb-shelter” construction
- 400 Amp 240 Volt electric main disconnect (3 phase)
- \$500k seller note available for cash buyers, 10% int, year balloon

ADDITIONAL PHOTOS

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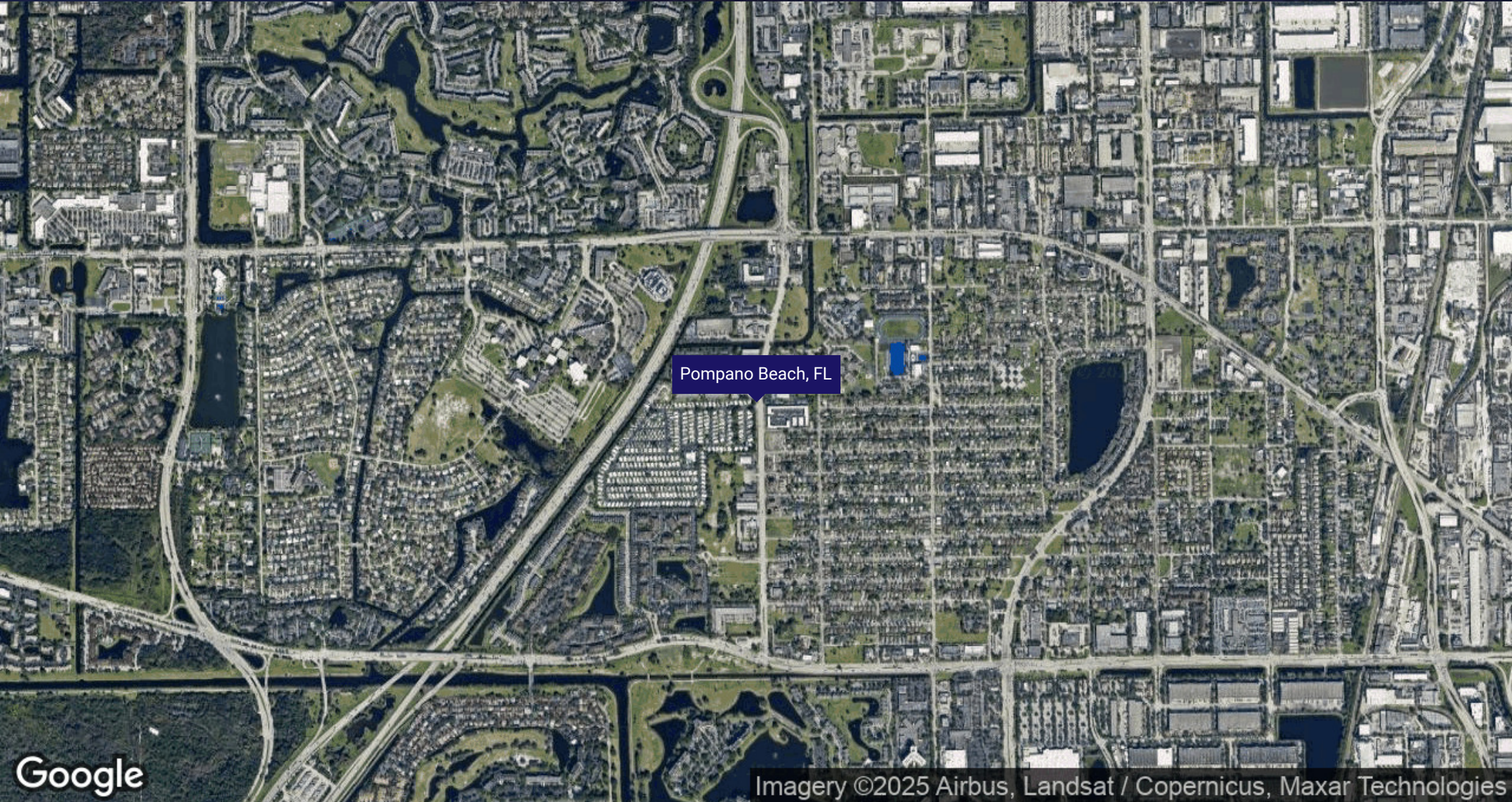




LOCATION INFORMATION

Section 2

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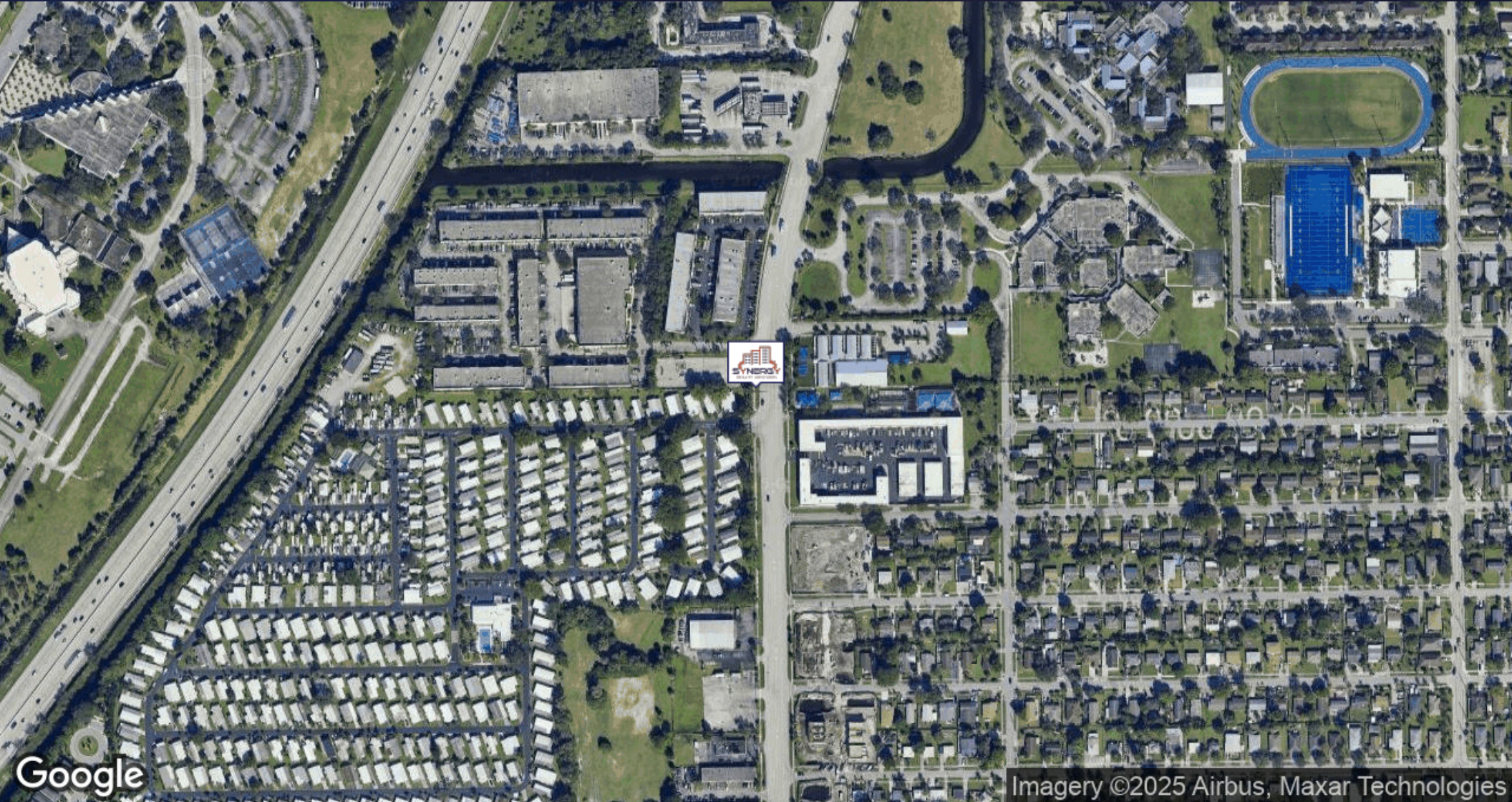


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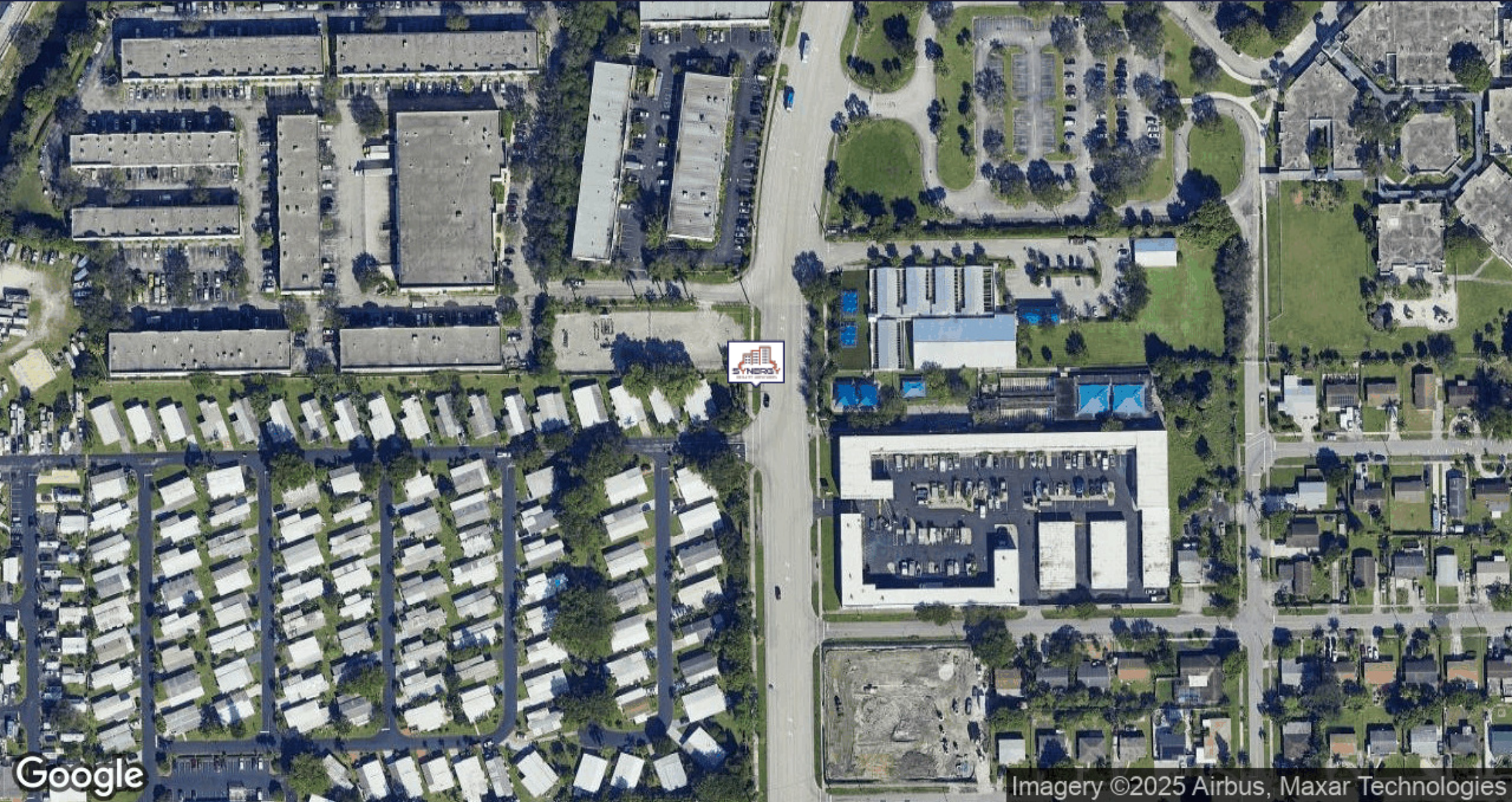
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AERIAL MAP

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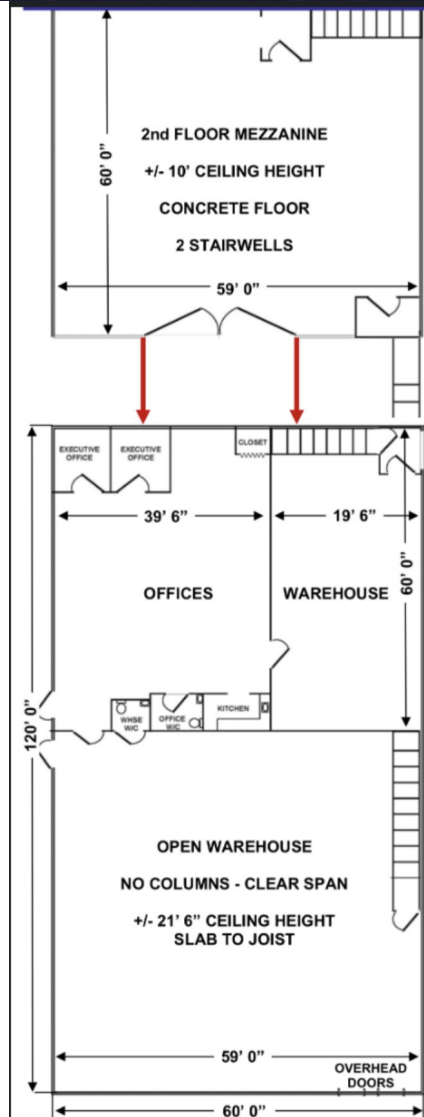


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DEMOGRAPHICS

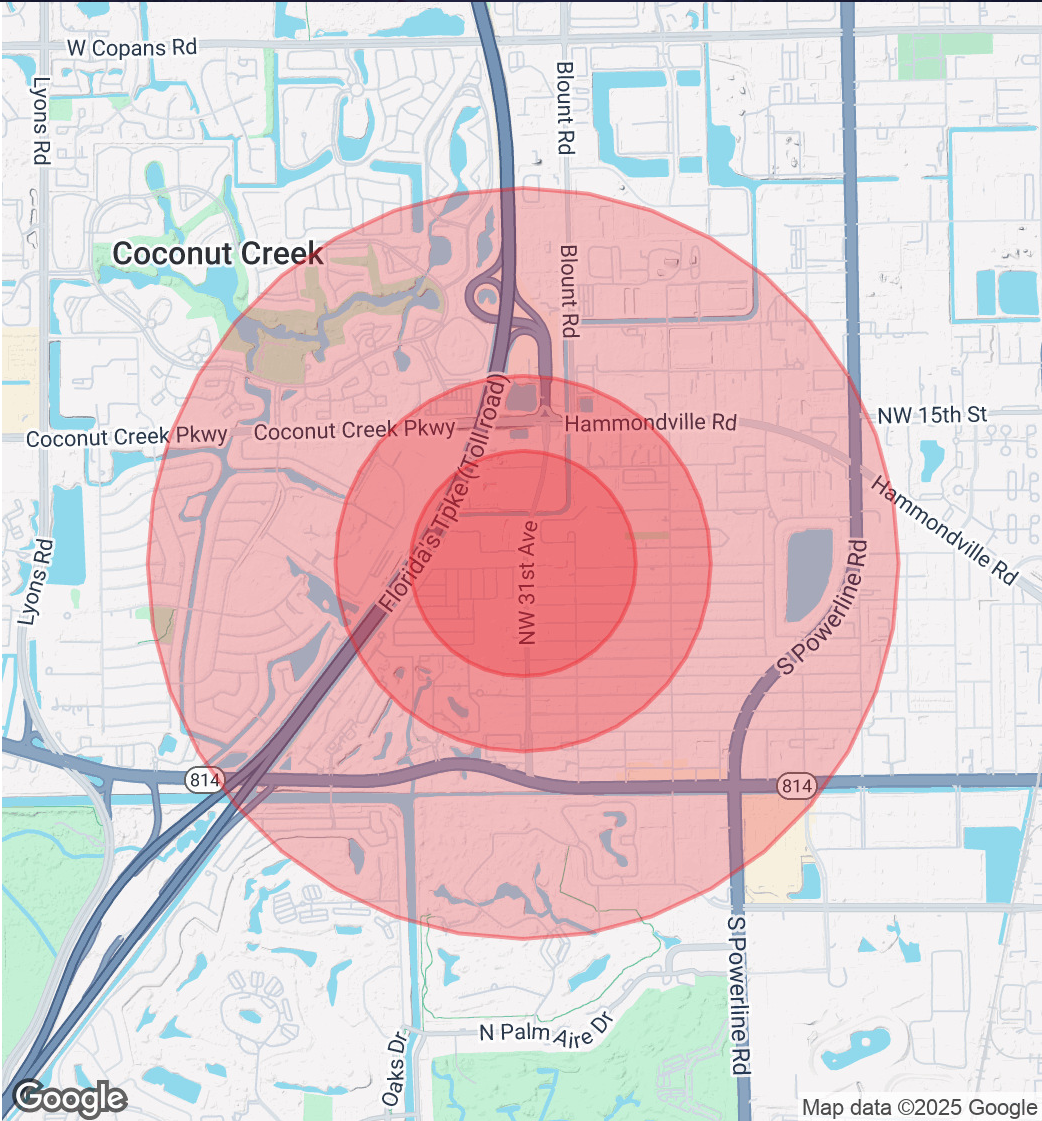
Section 3

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,456	3,928	15,830
Average Age	36	38	45
Average Age (Male)	36	37	44
Average Age (Female)	36	38	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	595	1,509	6,497
# of Persons per HH	2.4	2.6	2.4
Average HH Income	\$66,920	\$68,790	\$72,964
Average House Value	\$154,978	\$190,946	\$265,072

Demographics data derived from AlphaMap



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ADVISOR BIOS

Section 4

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**ANDROS SARDUY****CEO & MANAGING BROKER**

asarduy@synergyrealtymiami.com

Direct: **305.297.3557**

PROFESSIONAL BACKGROUND

Andros is a top producing listing agent with 17 years of experience in commercial real estate. His portfolio of sales include:

- Sold the most concrete plants in South East Florida in the last 17 years
- Industrial properties and businesses
- Small to large multifamily properties
- Large and mid size multi-tenant office buildings
- Owner user office and retail properties
- NNN retail assets
- Small to large size shopping centers
- Various types of development land

EDUCATION

Andros has a degree in finance from Florida International University and has made a career out of closing complex transactions that require the repositioning of multi or single tenant buildings to achieve the highest price for his clients. An expert negotiator, Andros will often get creative to close difficult deals and get the job done.

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