

## VALUE ADD INVESTMENT OR OWNER/USER SALE



4700 NW 2<sup>ND</sup> AVE., BOCA RATON, FL. 33431

- ENTIRE FOURTH FLOOR 5,195 SF AVAILABLE FOR SALE AS AN INVESTMENT.
- BUILDING EXTERIOR AND LOBBY RECENTLY RENOVATED.
- WRAP AROUND BALCONY WITH PANORAMIC VIEWS.
- SPACE CURRENTLY OCCUPIED BY THE CORPORATE HEADQUARTERS OF A LARGE HOME HEALTH CARE AGENCY, A COUNSELING OFFICE, AND A COSMETOLOGIST.
- BELOW MARKET RENTS WITH SIGNIFICANT UPSIDE POTENTIAL AVAILABLE.
- GROSS INCOME ANNUALLY: **\$117,438.00**. SALE PRICE: **\$1.3 MILLION**.
- PROPERTY LOCATED WITHIN MINUTES TO I-95 AND TRI-RAIL STATION LOCATED ON YAMATO RD. LOCATED NEAR MANY RESTAURANTS, BANKING AND RETAIL SHOPS.
- AMPLE SURFACE PARKING. RESERVED PARKING SPACES.

For additional information or to schedule an appointment, contact:

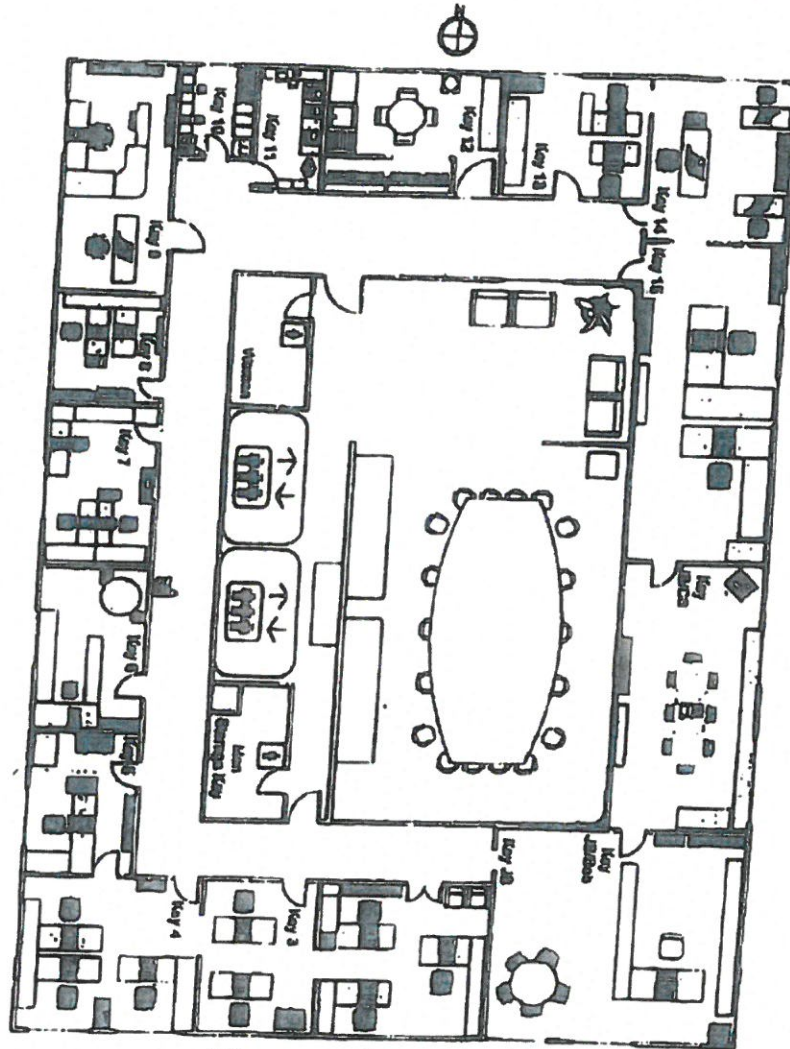
*HENRY GLUCKSTERN (561) 999-0006 ext.107*

**ComNet Realty, Inc.**  
*Commercial Real Estate Solutions*

5858 W. ATLANTIC AVE., SUITE 101, DELRAY BEACH, FL. Phone: (561) 999-0006 Fax: (561) 999-0007



Description of Improvements



4700 NW Boca Raton BLVD Boca Raton, FL 33431  
Fourth Floor Plan - Units B-401, B-402, B-403 AND B-404  
(5,145 SF)