

PLAZA at CITY HALL

7301 NW 4th St Plantation, FL 33317

OFFICE BUILDING

FOR SALE

\$4,300,000



OVERHEAD
COURTNEY L. BROWN
PLANTATION, FLORIDA 33324



LOCATION, LOCATION, LOCATION!

NOI: \$252,734

Cap. Rate: 6%

Total Bldg SF: 12,536 gross aprx.

Available SF: 100% leased (rents from \$24.50-\$30 sf)

Description: Building is aprx. 12,550 sf. Totally updated!

Zoning: B-4P Office

Parking: 4.71 per 1,000 sf aprx. 58 total spaces.

Leases: Modified Gross Leases. Tenants pay electric-separate meters. Tax & Insurance stops.

Location: Near to everything, shopping, restaurants, hospitals, I-595, I-95, University Dr. Building lushly landscaped, well maintained, move-in-ready! No Capital Improvements needed.

Subject to errors, omissions, change in price/status, or withdrawal from market without notice. Prospective Buyer should do their own studies.

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