

Federal Highway Portfolio

580 S. Federal Hwy
Pompano Beach, FL 33062



\$4,500,000

For Sale

FEATURES

4 Parcels
.664 Acres+/-

- **28,991 SF Land**
- **US1 Frontage**
- **Contiguous**
- **4,909+/- BSF**
- **Cape Rate 3.66%**



Prime eastside location in the quickly changing Pompano Beach market provides an ideal location for re-development or for an owner-user.

These contiguous parcels feature three B-3 US1 frontage lots totaling 17,991 SF and one 11,000 SF RM-20 site. The 2 buildings (3,229 SF and 1,680 SF) are occupied by 4 active tenants. B-3 zoning has a multitude of uses such as medical, auto sales, boat sales, gas station, mixed use etc.

Zoning: B-3 and RM-20

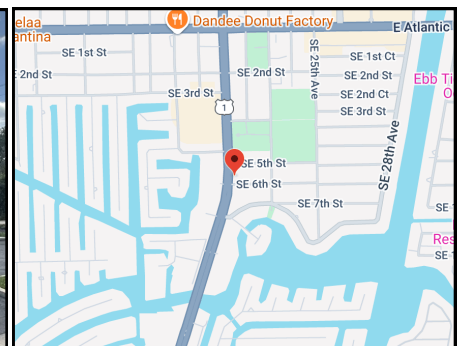
Use: See attached Permitted Uses

Tax IDs: 4943-06-09-0010, 4943-06-09-0021, 4943-06-09-0030, 4943-06-07-0080

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