

# Prop.

Presented By:  
Serafino Pizzuti

535 S Federal Hwy, Deerfield Beach, FL 33441



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## Property Details

Prime commercial opportunity located at 535 S Federal Hwy, Deerfield Beach, FL 33441 — a high-traffic corridor just minutes from the beach, major highways, and residential communities.

This freestanding fast-food restaurant sits on a 12,586 SF lot and features a 1,788 SF building with direct frontage on Federal Hwy (US-1). Constructed in 1974, the property offers excellent visibility, ample parking, and easy ingress/egress.

**Price: \$1,995,000**

- Freestanding building with direct access and ample commercial asphalt parking
- Prime location on Federal Hwy/US-1 with high traffic and visibility
- Ideal for restaurant, retail or franchise use
- Service areas & drive thru
- Direct sale by owner

View the full listing here: <https://www.loopnet.com/Listing/535-S-Federal-Hwy-Deerfield-Beach-FL/37114429/>

Price:	\$1,995,000
Property Type:	Retail
Property Subtype:	Fast Food
Building Class:	C
Sale Type:	Investment or Owner User
Cap Rate:	6.50%
Lot Size:	0.29 AC
Gross Building Area:	1,788 SF
Sale Conditions:	Business Value Included
No. Stories:	1
Year Built:	1974
Tenancy:	Single
Parking Ratio:	10/1,000 SF
Zoning Description:	B-2
APN / Parcel ID:	48-43-06-00-0970

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## Major Tenant Information

Tenant	SF Occupied	Lease Expired
3team	-	

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## Location



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## Property Photos



aerea 2



Front view



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## Property Photos



Parking view



aerea 1

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## Property Photos



Front view



Plat Map

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