



3101 N Federal Hwy

3101 N Federal Hwy, Pompano Beach, FL 33064



Michael Camardello

Re/MAX Experience
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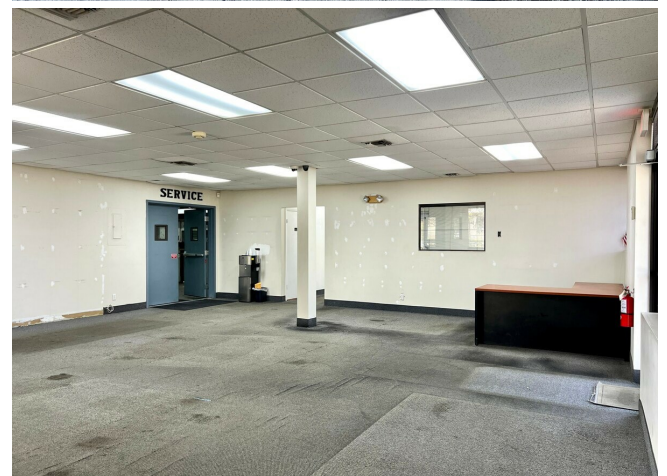


3101 N Federal Hwy

\$1,600,000

Great opportunity on U.S. 1 Federal Highway. Metal structure building and large 3/4 acre lot with 35 parking spaces for retail. New car, boat, golf cart sales. The General Business (B-3) district is established and intended to accommodate a diverse range of moderate-intensity retail, service, office, recreation/entertainment, visitor accommodation, and institutional uses that serve the residents and businesses in the community at large (e.g., most retail sales and service uses, restaurants, offices, banks, restaurants, gasoline filling stations , marinas, auto and boat sales and service uses, theaters, hotels, child care facilities, vocational or trade schools , health care facilities, places of worship). It also accommodates complementary residential uses (e.g., live-work and upper-story dwellings) and moderate- to...

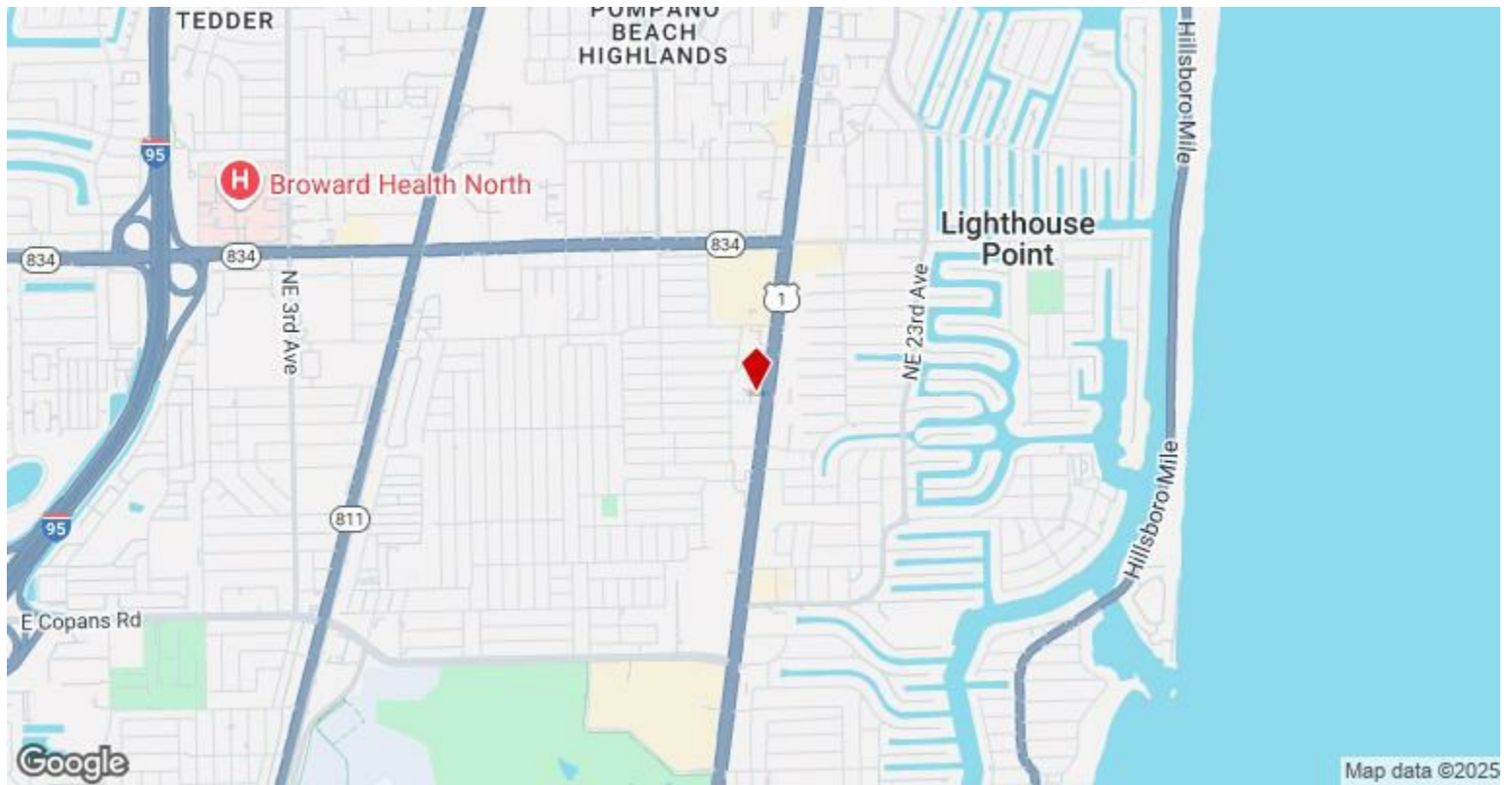
- LOCATION, LOCATION, LOCATION ON U.S. 1 POMPANO BEACH, FLORIDA
- GREAT TRAFFIC COUNT ON TWO STREETS, THREE INGRESS/EGRESS
- OPPORTUNITY FOR OWNER/USER OR NEW DEVELOPMENT



Price:	\$1,600,000
Property Type:	Retail
Property Subtype:	Freestanding
Building Class:	C
Sale Type:	Owner User
Lot Size:	0.70 AC
Gross Building Area:	3,332 SF
Sale Conditions:	1031 Exchange
No. Stories:	1
Year Built:	1985
Tenancy:	Single
Parking Ratio:	7.05/1,000 SF
Clear Ceiling Height:	8 FT
Zoning Description:	B-3
APN / Parcel ID:	48-42-24-14-0011

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Hull All Star Golf Car Inc	-	



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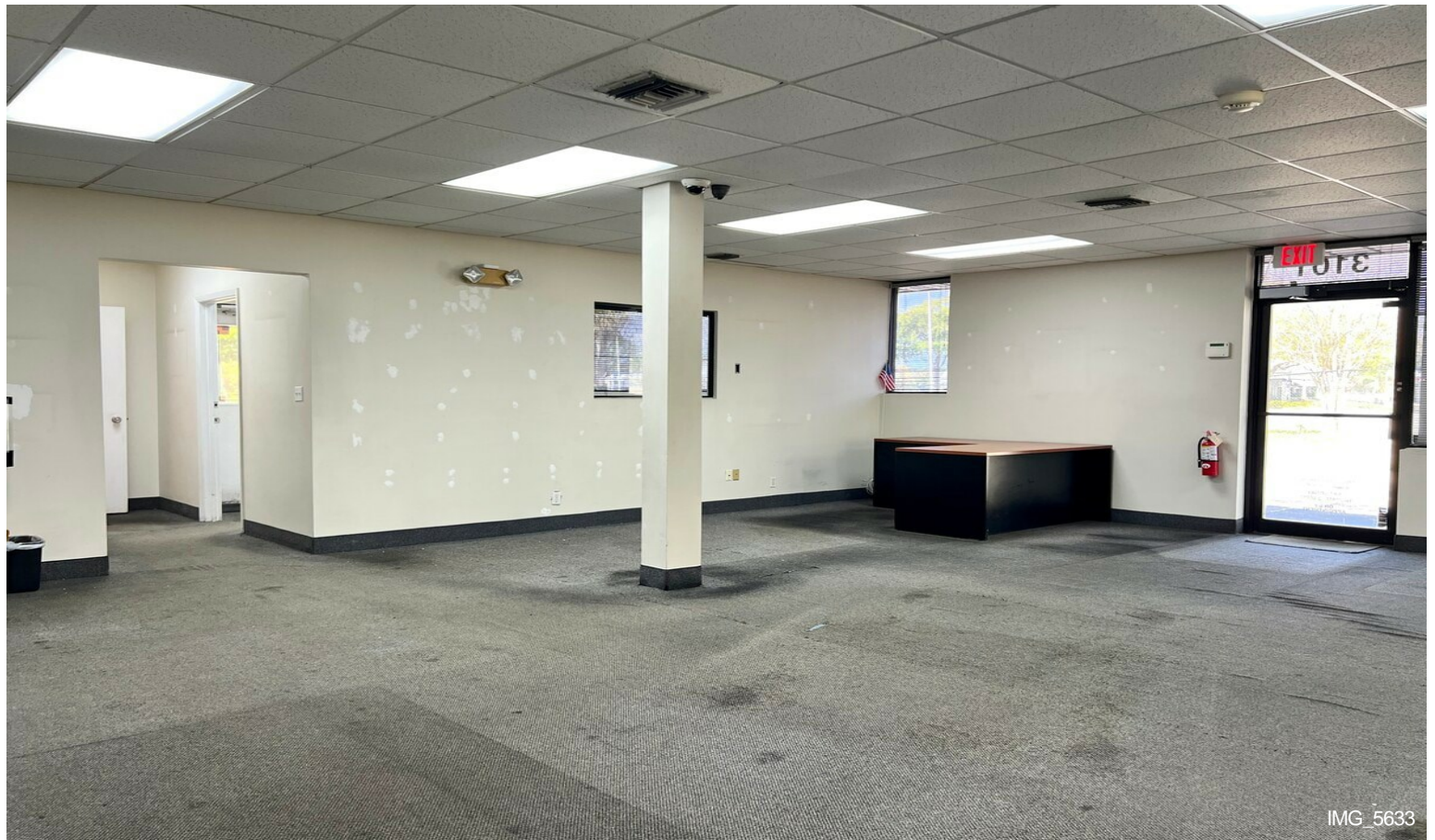
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