

FOR SALE

4020 Building

4020-4024 NE 5TH TERRACE

Oakland Park, FL 33334

PRESENTED BY:

STEVE DAVIS

C: 954.650.7824
steve@svncr.com

KEITH KIDWELL, SIOR, CCIM

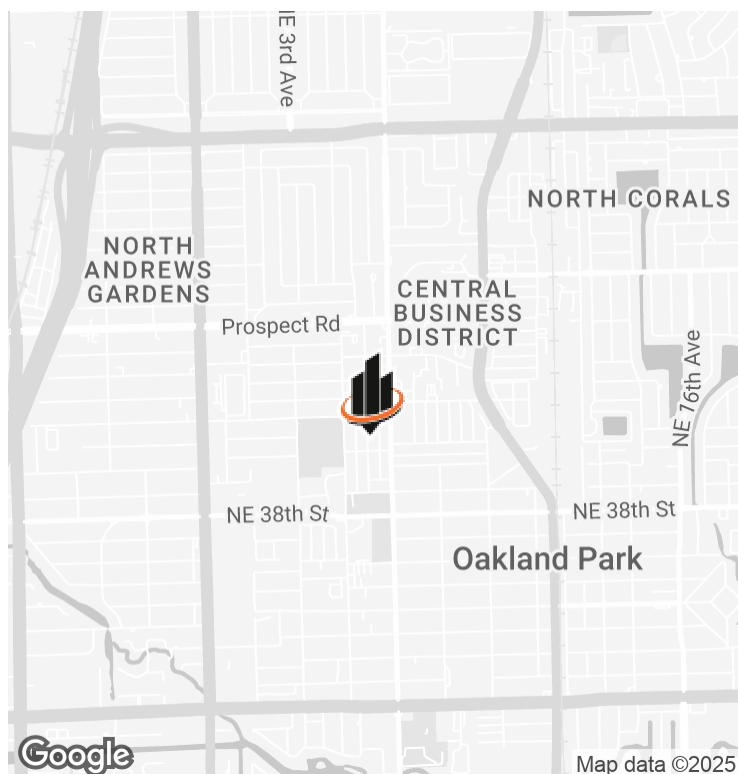
C: 954.234.8777
keith@svncr.com

LES BYRON, SIOR, CCIM

C: 954.401.4713
les@svncr.com



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,175,000
LOT SIZE:	0.28 Acres
BUILDING SIZE:	8,000 SF
NOI:	\$126,382.95
CAP RATE:	5.81%

PROPERTY DESCRIPTION

Multi-tenant industrial warehouse building situated in Oakland Park west of NE 6 Avenue two block south of Prospect Road. This location is ideal to service the well-established surrounding residential communities while also offering easy access to I-95 and Federal Highway. The building features three, 2,666 square foot bays, three electric meters, 7 drive-in overhead doors and 11 ft clear ceiling height.

PROPERTY HIGHLIGHTS

- 100% Leased
- Three 2,666 square foot bays
- Clear height: +/- 11'
- Ample parking

STEVE DAVIS
C: 954.650.7824
steve@svncr.com

KEITH KIDWELL, SIOR, CCIM
C: 954.234.8777
keith@svncr.com

LES BYRON, SIOR, CCIM
C: 954.401.4713
les@svncr.com