



Art Snow
 United Realty Group Inc
 Artsnow44@gmail.com
 Ph: 954-243-4569
 Working 24/7 and all calls I answer!!!

Listing



Commercial/Industrial/Lease

[10061 NW 1st Ct](#)

PLANTATION, FL 33324-7006

ML#: A11688221

Lease Price: \$3,500.00/PerMonth

Rng Price:

LLP:

Status: Active

Short Sale:

REO:

Listing Brkr: [UNGR01 /United Realty Group Inc](#)

County: Broward County

Area: 3880

Auction: No

Geo Area:

Legal: ✕JACARANDA PARCEL 640 148-46 B POR OF PAR 640 DESC AS:C

Virtual Tour: [Click Here](#)

Lease SF: 1,100

Location Information

Folio#: ✕[504106220017](#)

Municipal Code:

Subdivision #: 22

Building Name:

Parcel #: 0017

Town/Range: 50

Map Coord:

Section:

Zoning: ✕B-7Q

General Information

\$ Per Unit:

Type Property: Office

Style:

For Sale:

For Lease:

Buildings:

Floors:

Load Doors:

Environ Audit:

Ownership:

Sale Includes:

Prop Location:

Construction:

Roof Desc:

Column Desc:

Flooring:

Electric Svc:

Fire Protect:

Parking:

Security:

Acres:

Prop Land SF: 3,328

Tot Bldg SF: 3,288

Door Height:

Dock Height:

Miles Express:

Meters:

Bldg SqFt: 3,288

Boat Services:

Last Use:

Trans Type: Lease

Lot Front:

Prop Desc:

For Sale MLS#:

For Lse MLS#:

Stories:

Offices:

Cnty Land Use:

Building Type: Free Standing, Office Space

Road Type:

Waterfront:

Acres Desc:

Yr of Addtn:

Ceiling:

Eave Height:

Improve Ht:

Miles Beach:

Toilets:

Units:

Apx Lot Sz: 3328

SS Addend:

Yr Built: 1999

Bays:

Max Ceil Ht:

Int Ceil Ht:

Occup %:

Tenants:

AC %:

Remarks

Remarks: Professional office space within an attorney's office with receptionist provided, conference room usage and kitchen usage. Includes three office spaces with separate bathroom. Just off of Nob Hill and Broward Blvd.

Driving Directions:

Broker Remarks: Professional office space within an attorney's office with receptionist provided, conference room usage and kitchen usage. Includes three office spaces with separate bathroom. Just off of Nob Hill and Broward Blvd.

Office Remarks:

Additional Information

| Unit Type | # Units | # Baths | Furnished | Rent A | Period | Rent B | Period |
|-----------|---------|---------|-----------|--------|--------|--------|--------|
|-----------|---------|---------|-----------|--------|--------|--------|--------|



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No

Tenant Pays:
Road Front:
CAM Includes:
CAM Amount:
Info Avail:
Lease Term: 1 To 3 Year Lease
Deposit Incl: First Month Rent, Last Month Rent, Security Deposit
Misc Info:
Heating:
Cooling:
Water: **Sewer:**
Storm Protect:
Green Energy:

Rail Desc:

Reimburse SF:

Financial Information

| | | | | | |
|-------------------------|----------|------------------------|--|-----------------------|----|
| Assumable: | | \$/SOH Value: | | Assessed \$: | |
| Total Assm Loan: | | Terms: | | Owner Agent: | No |
| Tax Amount: | \$20,356 | Tax Year: | | | |
| Assoc Fee: | | Assoc Fee Paid: | | | |
| Special Info: | | | | | |
| Possession Info: | | Move-in \$: | | Flood Zone: | ✕X |
| Total Mortgage: | | Gross Op Inc: | | Other Income: | |
| Gross Sched Inc: | | Expense Amt: | | Net Op Inc: | |
| Vacancy Rate: | | Mngmnt Exp: | | Trash Exp: | |
| Inc/Exp Period: | | Supplies Exp: | | Advrtsng Exp: | |
| Acct/Legal Exp: | | Insurance Exp: | | Maint/Rpr Exp: | |
| Utilities Exp: | | RE Taxes: | | Misc Exp: | |
| Service Exp: | | Other Exp: | | | |
| Total Exp: | | | | | |
| Source of Exp: | | | | Mult Offers : | |
| Spec Assess: | | PACE: | | Special Info: | |
| Hardship Pkg: | | | | | |
| Management Co: | | | | | |
| Management Ph: | | | | | |

Agent/Office Information

| | | | |
|----------------------|--|-------------------------|--------------------|
| Office: | UNGR01 /United Realty Group Inc | Agent Ph: | 954-243-4569 |
| Agent: | 3098178 /Art Snow PA | Agent Fax: | |
| Ofc Addr: | 1200 S Pine Island Rd Ste 600 Plantation, FL 33324 | Agt Ph 2: | 954-243-4569 |
| Agent Email: | Artsnow44@gmail.com | Agent License: | 3098178 |
| Board: | A-Miami Association of REALTORS | Own Phone: | |
| Office Ph: | 954-450-2000 | Blogging: | Yes |
| Owner Name: | | OK to Advertise: | No |
| AVM: | Yes | Occupancy: | Call Listing Agent |
| Addr on Inet: | Yes | Prev LP: | |
| Photo Instr: | Realtor to Upload Images 1-99 | Orig LP: | \$3,500 |
| List Type: | Exclusive Right to Sell/Rent | Internet: | Yes |
| Show Instr: | Appointment Only, Call Listing Agent | Withdrn Dt: | |
| List Date: | | Stat Change Dt: | 11/05/2024 |
| Expire Date: | 05/02/2025 | DOM: | 22 |
| Pending Dt: | | Expt Clse Dt: | |
| Closing Dt: | | | |
| Intrnt URL: | | | |
| Intrnt Rmrks: | Professional of three office spaces within an attorney's office with receptionist provided, conference room usage and kitchen usage. | | |

Prepared By: Art Snow PA

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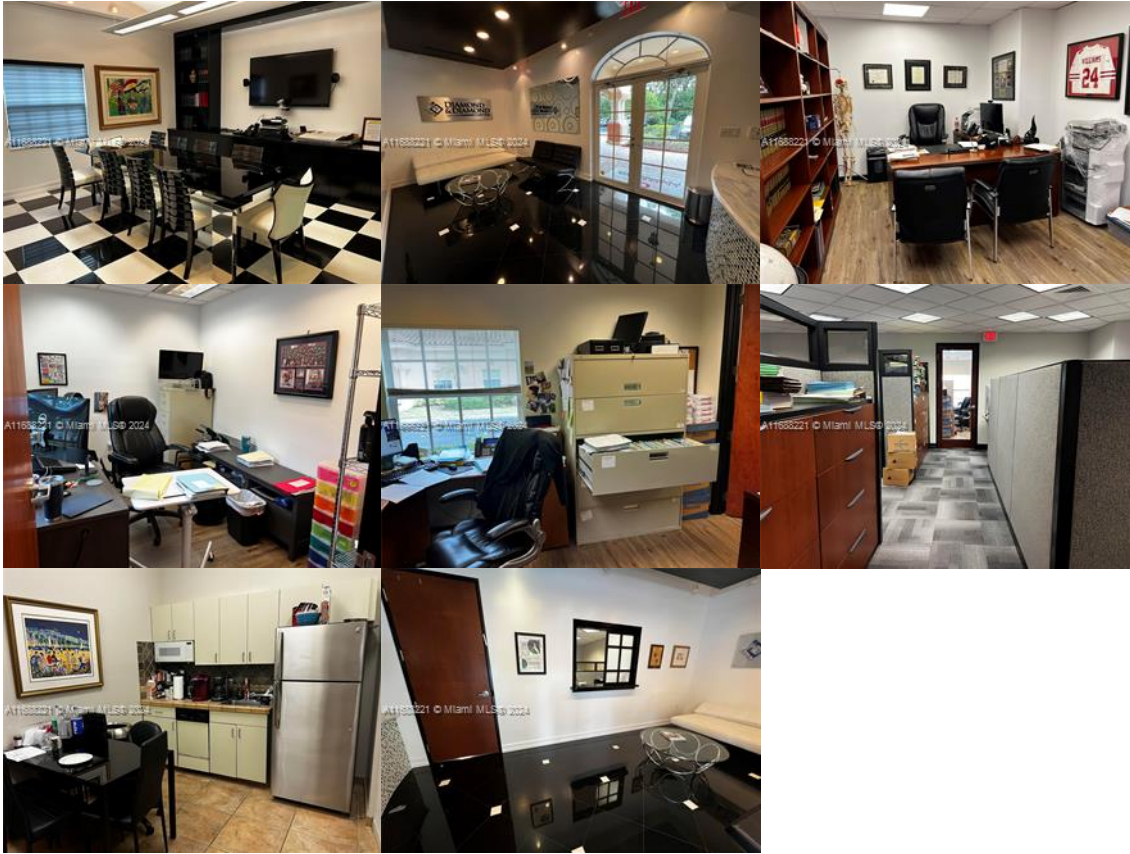
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\$3,500



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