

8,136 SQUARE FOOT WAREHOUSE
4431 NE 11TH AVENUE, OAKLAND PARK



Long term tenant of 15+ years currently occupies 100% of building on a month to month basis at \$13,250 per month, net terms (\$19.60/sf). They would like to renew a lease agreement. Seller is leaving tenancy flexible for a potential sale to an owner/user.

Priced at \$2,600,000

Owner will consider holding a first mortgage at 6% interest with a five year balloon for a buyer with \$1,500,000 cash downpayment.

- SITUATED ON TWO CORNERS WITH EXPOSURE ON THREE SIDES.
- CONCRETE BLOCK CONSTRUCTION BUILT IN 1974.
- ORIGINALLY CONSTRUCTED AS 4 SEPARATE BAYS & NOW HAS SHARED ACCESS. COULD EASILY REVERT. HAS 6 ELECTRIC METERS.
- 6 DRIVE-IN 10' X 10' OVERHEAD DOORS (4 IN FRONT AND 1 ON EACH SIDE).
- 12 FEET CLEAR CEILING HEIGHT.
- BUILDING SAFETY INSPECTION SCHEDULED FOR COMPLETION IN 2025.

Note: All information is believed accurate however is not warranted and should be verified by all interested parties.



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