

FOR SALE

# SHOTGUN ROAD WAREHOUSE CONDO

933

SHOTGUN ROAD

Sunrise, FL 33326



## PROPERTY FEATURES

- + ±3,805 SF available
- + ±800 SF office
- + Condo warehouse
- + Perfect owner user distribution facility
- + Sprinklered
- + 2016 Property taxes: \$9,360.57
- + 24' Clear height
- + 1 Dock high door
- + Built in 1990
- + CBS Construction
- + Two (2) reserved parking spaces
- + Close to Sawgrass expressway, I-595 and 136th Street
- + Asking price: \$675,000



## CONTACT US

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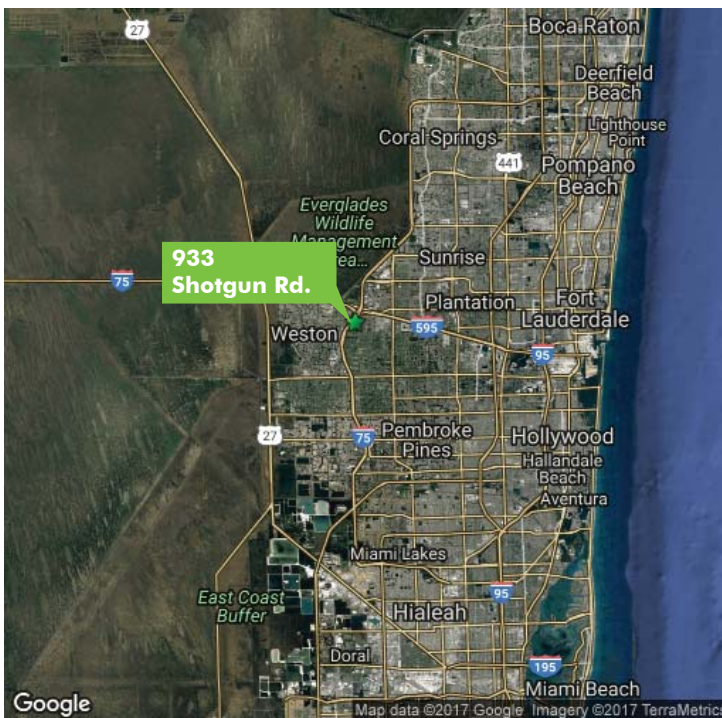
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## PROPERTY DESCRIPTION

The single story warehouse condo totaling  $\pm 3,805$  SF was built in 1990. The offices total  $\pm 800$  SF and are nicely appointed with wood floors, two private offices, a full kitchen, restrooms and a reception area. The warehouse is 24' clear with a dock high loading door in the rear of the building. There is a shared truck court for staging and backing up everything from semi-tractor trailers to small delivery vans. This well-kept warehouse condo is for sale asking \$675,000. 2016 property taxes were \$9,360.57.



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