

# High Visibility Dixie Hwy. Retail Building With Yard

**For Sale**  
**\$1,499,000**  
2323 N. Dixie Hwy.  
Pompano Beach, FL 33060



FOR SALE	Building 4,263 Sq. Ft. on 11,021 Sq. Ft. Property			
DESCRIPTION	First time available for sale. Rare opportunity to purchase a 4,263 Sq. Ft. Building with a 6,758 Sq. Ft. yard and 50' of frontage on Dixie Hwy. B-3 permitted uses would include dwelling live work, residential, telecommunications facility, adult daycare center or childcare facility, vocational or trade school, Medical Office, lodge or club church, pet grooming, pet hotel, veterinarian hospital, boat, sales or rental, conference or training center, day labor service, employment agency, used luxury automobile sales, contractor's office, professional offices, Laundromat, tattoo parlor, check cashing store, antique store, art gallery, consignment shop, convenience, and grocery store, drugstore or pharmacy, home and building supply facility. Perfect for the buyer seeking high traffic exposure and income demographics.			
PROPERTY VIDEO	<a href="https://www.youtube.com/watch?v=Z4NLnOXivsQ">https://www.youtube.com/watch?v=Z4NLnOXivsQ</a>			
LOCATION	Located just one block south of Copans Rd. on the west side of Dixie Hwy.			
PARKING/ YEAR BUILT	6 Parking Spaces. Built in 1964.			
PRICING	Building \$352/ Sq. Ft. Property \$136/ Sq. Ft.			
TRAFFIC COUNT	41,283 Federal Hwy.			
ZONING/ FOLIO	B-3 Folio 4842-26-05-0015			
DEMOGRAPHICS 2024		<b>2 mile</b>	<b>5 mile</b>	<b>10 mile</b>
	HH Population:	59,289	301,465	1,055,501
	Average HH Income:	\$76,957	\$83,042	\$90,877

Disclaimer: This offering subject to errors, omissions, prior sale or withdrawal without notice.

**CAMPBELL & ROSEMURGY**  
COMMERCIAL REAL ESTATE

**FOR MORE INFORMATION:**

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1233 E. Hillsboro Blvd  
Deerfield Beach, FL 33441

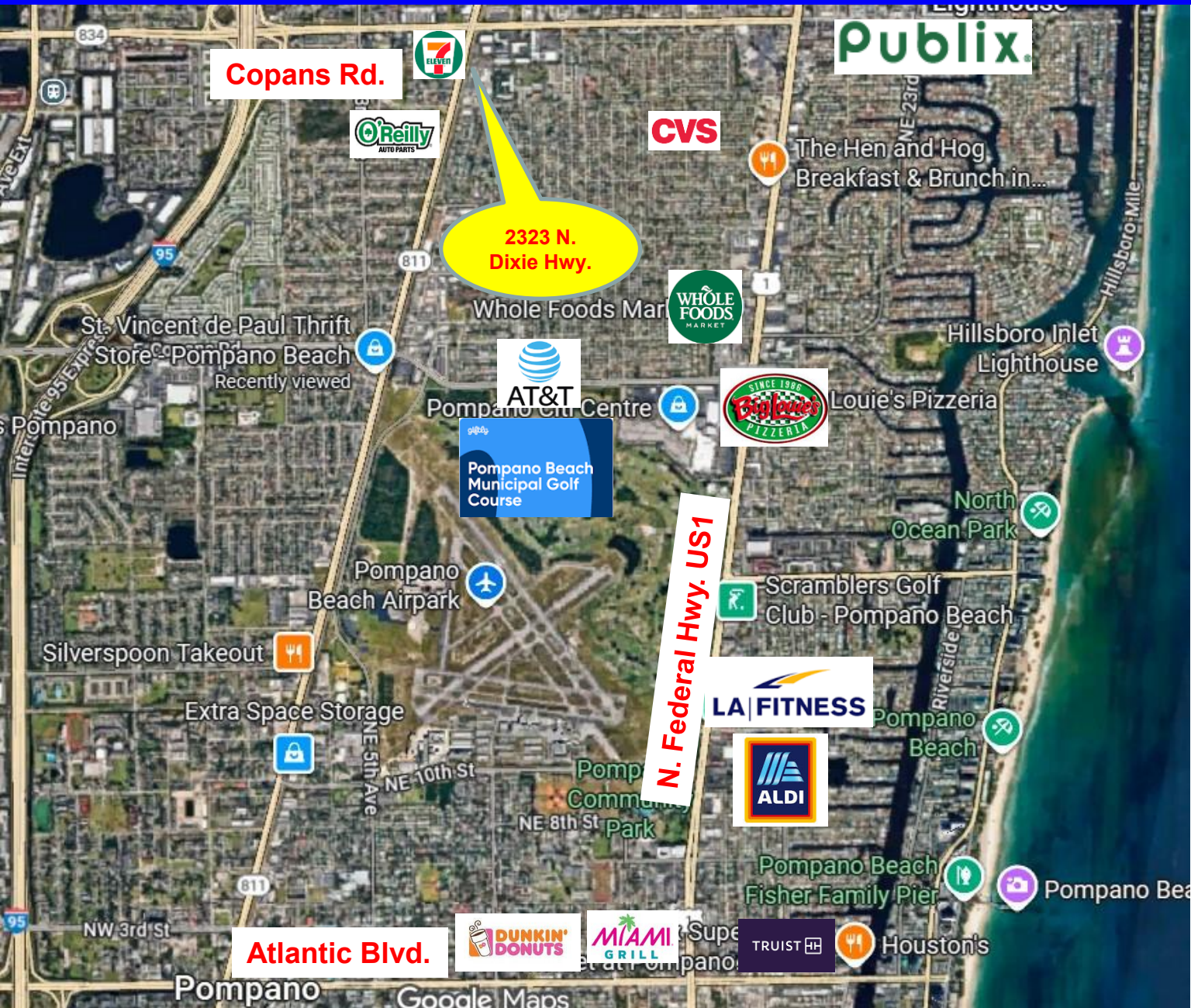
954.427.8686 T.  
954.427.0117 F.



# Location Map

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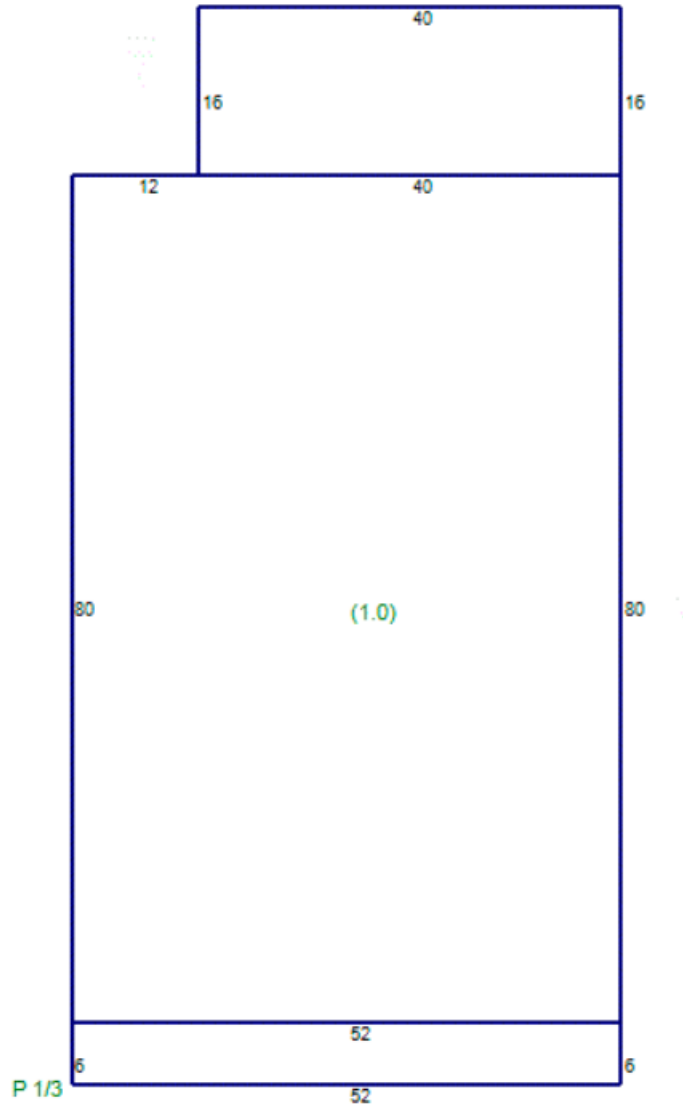
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# Site Plan

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# Additional Photos

For Sale

\$1,499,000

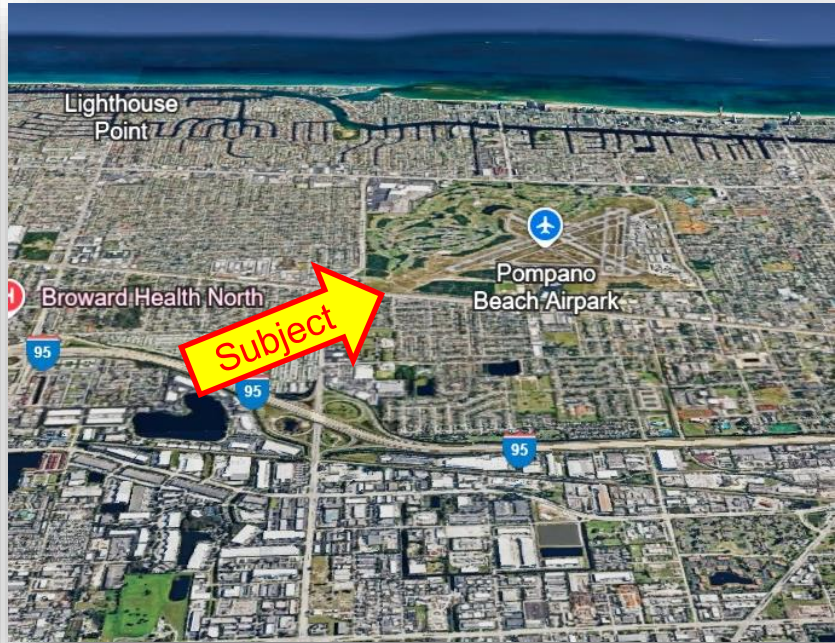
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Yard Aerial



Location Aerial



Interior



Yard Street View



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