701-703 N State Road 7, Margate, FL 33063





Price: \$24.00 /SF/Yr

Excellent corner property! Heavy, high, traffic count, direct frontage on 441. Ideal for retail, food, convenience, or most businesses who desire great visibility. Currently set up for 3 retail outlets each with it's own restroom. All tiled, new roof, newer A/C, 2 electric meters, 1 electric meter for outside and expansion. Parking on 3 sides with potential for approximately 20 cars. This location is surrounded by residential neighborhoods and commercial businesses, including Wal-Mart, Lakewood Mall, Bank of America, Denny's, fast foods. Close to Turnpike, 195.--

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<u>sellhome12@yahoo.com</u> (561) 503-1858

Ysabel Cortez-Reinhardt

Re/Max Advisors 9615 Westview Dr Coral Springs, FL 33076



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Building Photo



Building Photo

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Eduardo Jewelry	1,200	
Felinas Salon & Spa	0	
Sugaringbeewaxing	0	
Voltage Batteries	0	

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Building Photo

Listing space

1st Floor

Lease Term

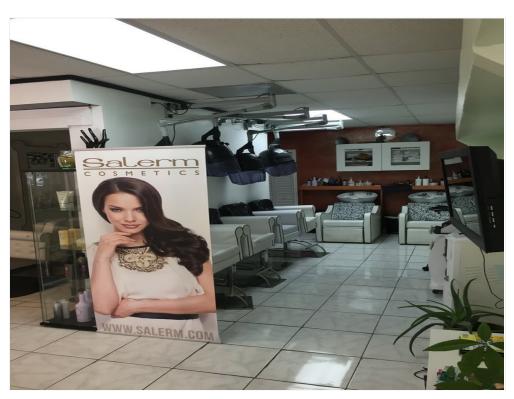
Space Available 2,285 SF
Rental Rate \$24.00 /SF/Yr
Date Available June 28, 2019
Service Type Net
Space Type Relet
Space Use Retail

2 - 10 Years

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Property Photos





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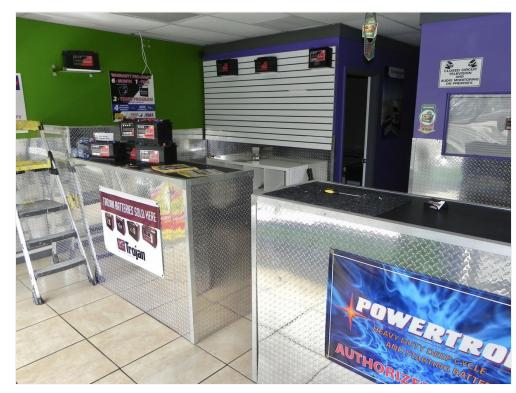
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Location

