

Federal Highway Portfolio

580 S. Federal Hwy
Pompano Beach, FL 33062



\$3,600,000

For Sale

FEATURES

B-3 Zoning
3 Parcels
.413 Acres +/-

- **17,991 SF Land**
- **US1 Frontage**
- **Contiguous**
- **4,909 +/- BSF**
- **Cape Rate 5.0%**



Prime eastside location in the quickly changing Pompano Beach market provides an ideal location for re-development or for an owner-user.

These contiguous parcels feature three B-3 US1 frontage lots totaling 17,991 SF. The 2 buildings (3,229 SF and 1,680 SF) are occupied by 4 active tenants. B-3 zoning has a multitude of uses such as medical, auto sales, boat sales, gas station, mixed use etc.

***Property is available to be purchased with an adjacent 11,000 SF RM-20 site offered at \$849,000. Parcel ID# 4943-06-07-0080

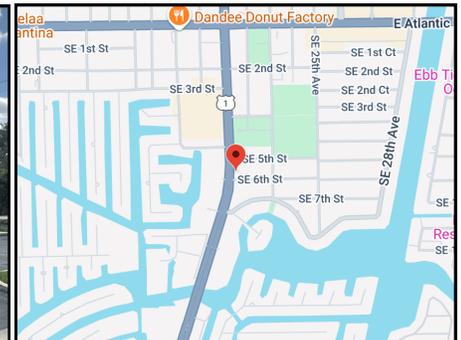
Zoning: B-3

Tax IDs: 4943-06-09-0010, 4943-06-09-0021, 4943-06-09-0030

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SHAW AND COMPANY

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