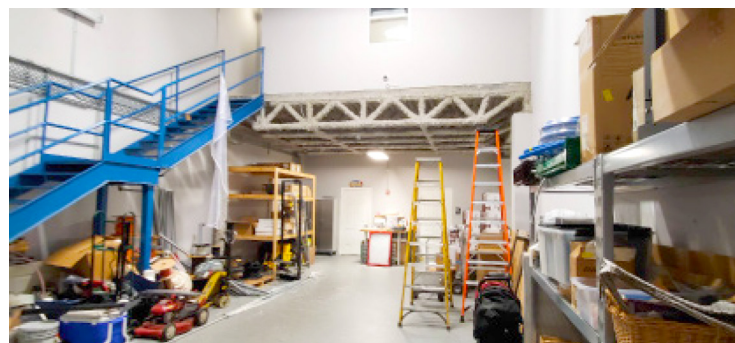
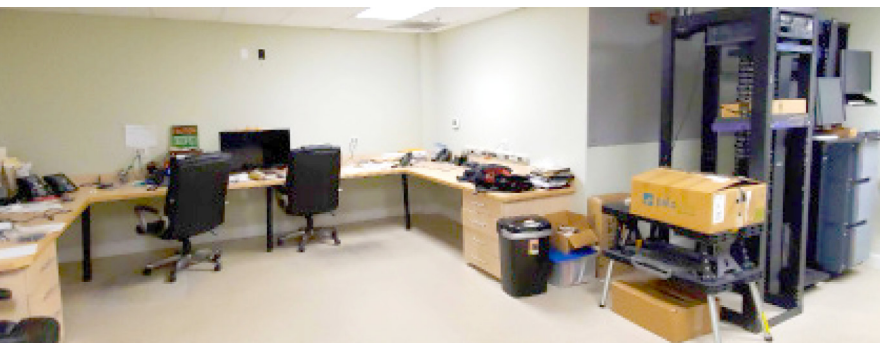


3960-3964 Coral Ridge Dr,
Coral Springs, FL 33065

FOR SALE OFFICE/WAREHOUSE CONDO

- 2 Adjacent Warehouses / 2-Story Units
- 2 Drive-In Doors
- 21' Clear Ceiling Height
- 1st Floor: Bathroom & Office Under A/C
- 2nd Floor: Offices / Bathroom / Kitchenette Under A/C
- Access Between Each Warehouse
- Units Can Be Sub-Divided
- Staircase to 2nd Floor / Accessible from Warehouse
- Includes 2 Units: 3960-3964
- Tax ID #484118BF0100 | Tax ID #484118BF0120

3,712 +/- SQ FT
\$569,000



JOE PELAYO / CCIM, SIOR
trec@joepelayo.com
954.224.8773



TREC
Total Real Estate
Consultants Inc.
www.trecfl.com
954.341.3294

GEORGE PELAYO / RENE, MRP
georgetrec@joepelayo.com
407.590.6599

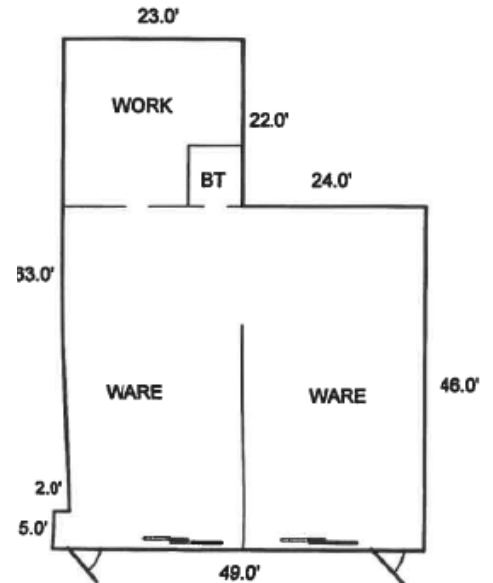
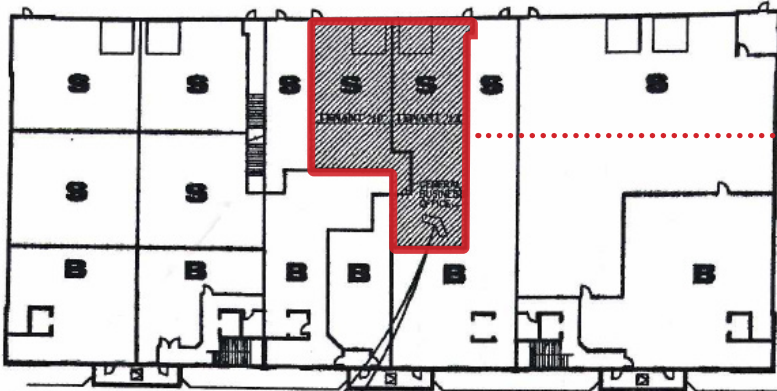


Note: This offering subject to errors, omissions, prior sales or withdrawal without notice.

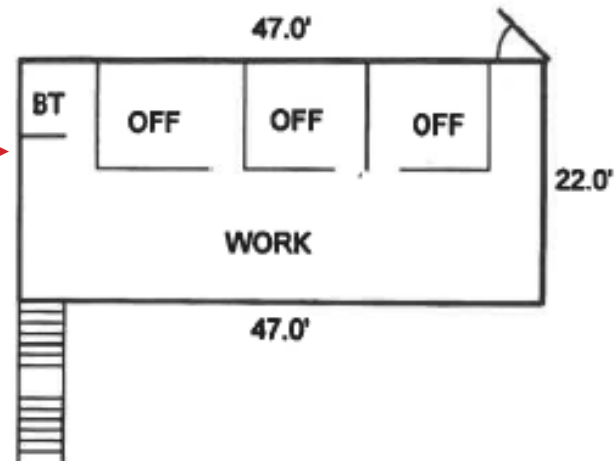
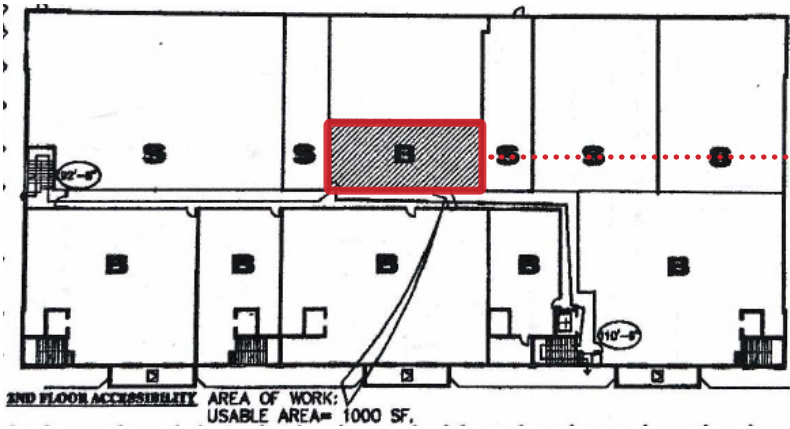


3960-3964 Coral Ridge Drive, Coral Springs, FL 33065

FIRST FLOOR



SECOND FLOOR



JOE PELAYO / CCIM, SIOR
 trec@joepelayo.com
 954.224.8773



TREC
 Total Real Estate
 Consultants Inc.
 www.trecfl.com
 954.341.3294

GEORGE PELAYO / RENE, MRP
 georgetrec@joepelayo.com
 407.590.6599



Note: This offering subject to errors, omissions, prior sales or withdrawal without notice.