

# OFFICE WAREHOUSE CONDO

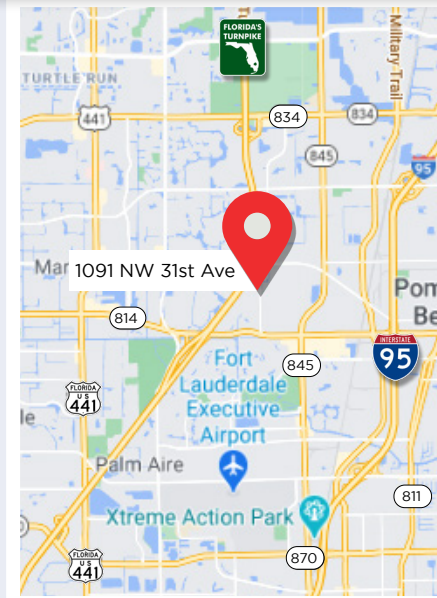
FOR **SALE**

1091 NW 31st Ave, Unit C-3 Pompano Beach, FL 33069

**POMPANO BEACH**

**UNIT C-3**

**POMPANO INDUSTRIAL PARK**



- ✓ Zoned B-4 (Heavy Business)
- ✓ Next to Contractor Business Park
- ✓ Nice and Clean Office Warehouse
- ✓ Concrete Tilt Up Walls
- ✓ Concrete "Twin-T's" Roof
- ✓ Roll Up Doors (12'W x 14'H) on the front
- ✓ Fenced & gated complex
- ✓ Easy access to Florida's Turnpike, I-95
- ✓ Tax ID: # 4842 33 AA 0160

UNIT	Annual TAX	Association FEE
C-3	\$5,191	\$539 Monthly

2,500 ±SQFT  
**\$459,000**

Lease Ending 6/30/2021



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

**CALL US!**  
**TREC**  
 Total Real Estate  
 Consultants Inc.  
 www.trecfl.com  
 954.341.3294

**GEORGE PELAYO** / RENE, MRP  
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Note: This offering subject to errors, omissions, prior sales or withdrawal without notice.

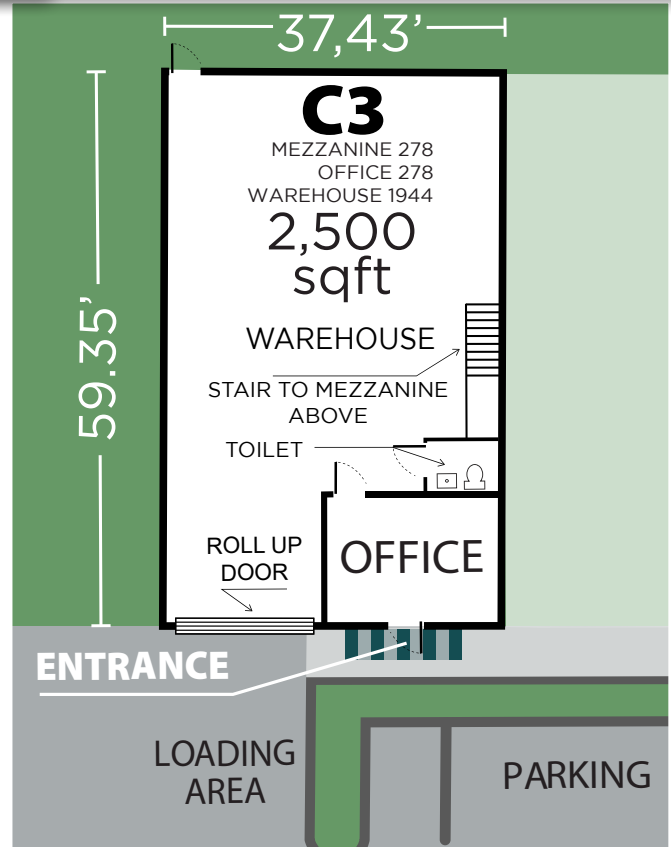


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