

FOR SALE

INVESTMENT | OFFICE/WAREHOUSE



**1800 SW 7th Avenue
Pompano Beach, FL 33060**

1,215 +/- SQFT



- Office warehouse leased through October 2029
- Located in the Cypress Creek Industrial Center
- Layout includes: lobby, 2 offices, and 2 restrooms
- All tile files throughout space
- Areas with high ceilings
- Association fees: \$320/month
- Cap rate: Approx. 5%
- Income-producing property



Terms Negotiable

Call or text 954-224-8773!



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NOTICE: This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition/legal adjustments of the property (or properties) referenced or as to the accuracy or completeness of the information contained, and same is submitted subject to errors, omissions, change of price, retail or other conditions, including but not limited to withdrawal without notice, and to any special listing conditions imposed by the property owner.

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