

FOR SALE

Live & Work Type of Property + Gated Outdoor Storage



Address: 860-867 SW 14th Ct. Pompano Beach FL 33360

This hard-to-find property sits where residential communities intersect with commercial establishments; surrounded by high-rise apartment communities and a few industrial properties. It is being offered as a portfolio sale; three parcels being sold as one combined property. Two adjacent properties (A-B) are currently zoned as RS3 (single family home) and whereas the opposite side (C) parcel was changed to B3 Commercial. That piece of land has a 3b/2b freestanding single-family residential building with about 2,000sf in size.

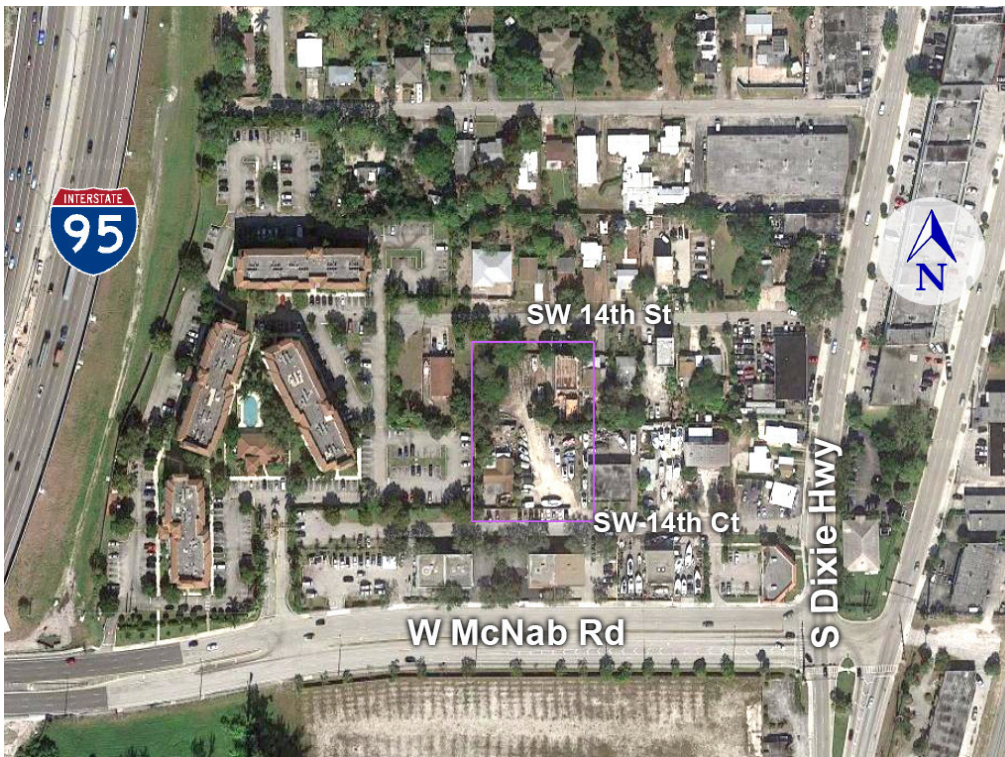
The entire property is currently being used as a commercial outdoor storage for a boat yard company.



MIXED-USED GATED OUTDOOR STORAGE



Asking Price: \$1,500,000



PROPERTY HIGHLIGHTS:

- Land size: .82acres (36,094 SF)
- Building Size: ±2,000 SF
- Portfolio Sale (3 parcels)
- No Monthly Association Dues
- Freestanding Building
- Outside Flood Zone Area
- Outdoor Storage - Current Use
- Private Restrooms
- Pass Through Ingress & Egress
- Gated Open Yard
- Ample Parking Spaces
- Zoning: RS3 (Single family home) & B3 Commercial (Live-Work)
- Current Use - Boat Yard
- Permitted Use: Mixed

Disclaimer: The above information was obtained from sources deemed to be reliable. Details pertaining to the property described above may change without notice and are subject to errors and/or omissions.



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