

Executive Summary**OFFERING SUMMARY**

Sale Price:	\$2,100,000
Building Size:	5,638 SF
Lot Size:	9,500 SF
Price / SF:	\$372.47
Year Built:	1990
Renovated:	2003
Zoning:	RAC-CC Regional Activity Center- City Center

PROPERTY OVERVIEW

Property consists of two separate buildings separated by a small walkway

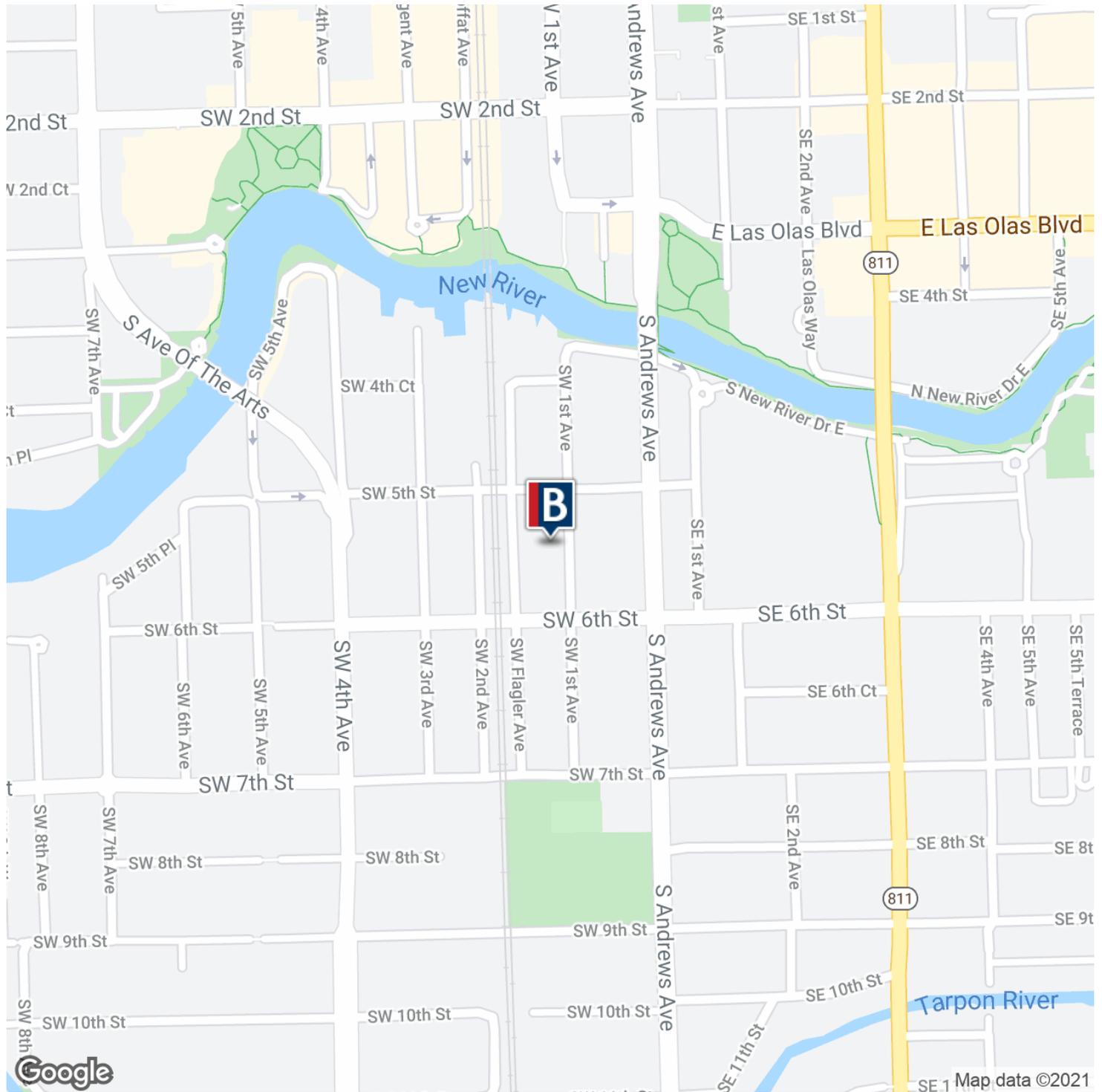
515 SW 1st Avenue is a 2,800 SF Office building currently leased to a law firm on a month to month basis ; Open high ceilings in offices

516 SW Flagler Avenue is a 2,838 SF Office /warehouse building fully air conditioned with a roll up door in front; Open high ceilings in open warehouse areas.

PROPERTY HIGHLIGHTS

- Located in fast growing urban area south of New River
- Multiple high rise residential and office towers are under construction or in planning stages nearby
- Liberal RAC-CC zoning allowing for future high density development as well as multiple other uses
- Can be occupied in 60 days
- Pitched metal standing seam roof with skylights

Location Maps



Aerial Maps

