



REAL ESTATE SALE

**12 Unit Multi-Family Building
Currently Utilized as a
Treatment Facility**

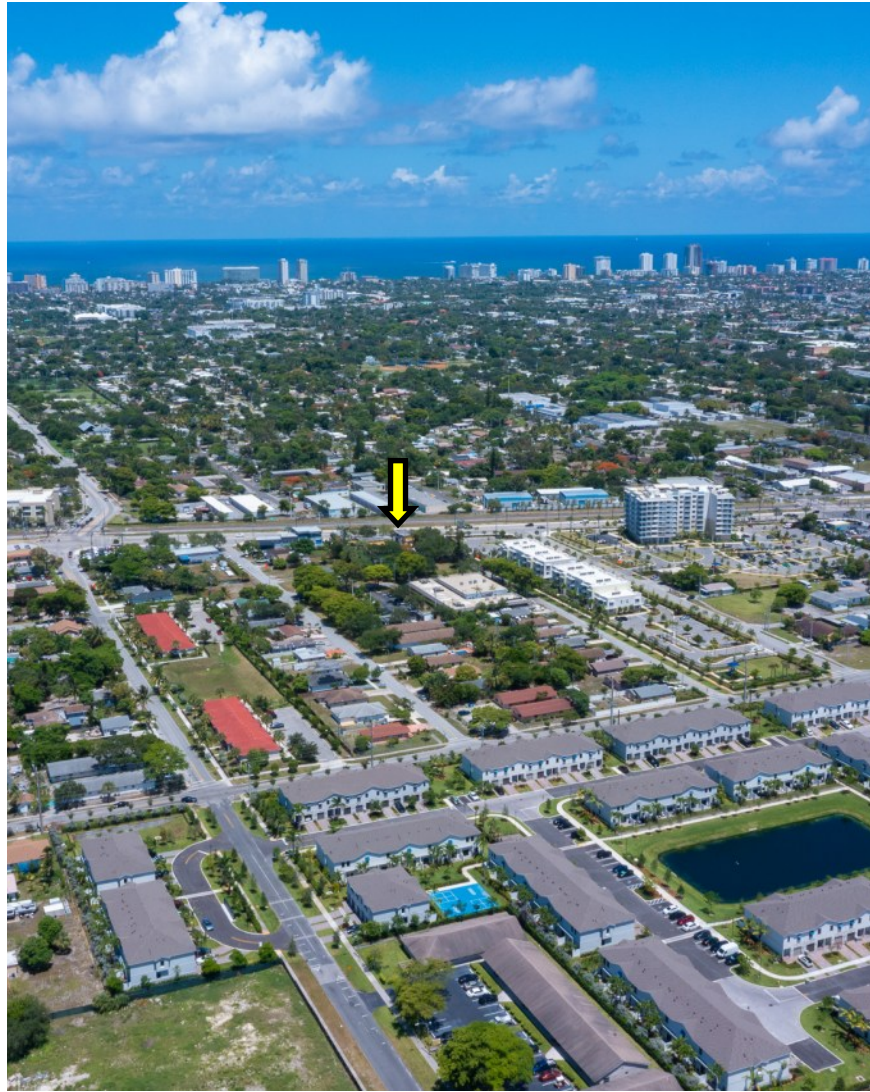
Pompano Beach, Florida

ACCEPTING
OFFERS

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OVERVIEW

REAL ESTATE SALE

Fisher Auction Company is pleased to present a 12 Unit Multifamily Building currently utilized as a Treatment Facility in Pompano Beach, Florida.

PROPERTY HIGHLIGHTS

- Prime Investment Property with 12 Two Bedroom/ One Bathroom Apartments
- Large .68± Acre Site located in the Pompano Beach West CRA District on the Dixie Highway Corridor
- Building is currently being operated as a Treatment Center
- Large Gated Courtyard perfect for Amenity Placement
- Close Proximity to I-95, Florida Turnpike, and the Planned Billion Dollar Pompano Beach New Downtown Site
- Central Location to Employment Centers with attractive commute times that include 45 Minutes to West Palm Beach and 1 Hour to Miami
- Major Air Travel is located within 30 Minutes to Fort Lauderdale International Airport
- 6,944± Total Square Feet in Three 2 Story Buildings can be utilized for Multiple Purposes
- Pompano Beach is experiencing Rising Growth, a Healthy Jobs Market and Steady Development



OVERVIEW

REAL ESTATE SALE

PROPERTY DETAILS

- **Address:** 817 N Dixie Highway, Pompano Beach, Florida 33060
- **Location:** Northwest Corner of NW 8th Court and N Dixie Highway
- **Directions:** From I-95 Exit #36 and go East on Atlantic Boulevard to N Dixie Highway. Turn left and proceed to address
- **Access:** NW 8th Court
- **Building Size:** 6,944± Square Feet.
- **Land Area:** 29,447± Square Feet / .68± Acres
- **Current Use:** Behavioral Treatment Center
- **Construction:** Concrete Masonry Construction, Impact Windows, Flat Concrete Built-Up Roof
- **Year Built:** 1954, Recent Renovations
- **Frontage:** 160± Feet along N Dixie Highway and 170± Feet along NW 8th Court
- **Zoning:** B-3 Commercial General Business. See Zoning Section for Permitted Uses and Building Requirements
- **Taxes:** Exempt / Assessed Value: \$794,040.00
- **Parcel Control No.:** 484235150010
- **Flood Zone:** Zone X
- **Utilities:** Municipal Water and Sewer
- **Electric:** Florida Power and Light
- **HVAC:** Window Units
- **Parking:** 22 Surface Parking Spaces
- **Unit Mix:** 12 Two Bedroom / One Bathroom Units
- **Unit Size:** 578± SF



PROPERTY PHOTOGRAPHS



PROPERTY PHOTOGRAPHS

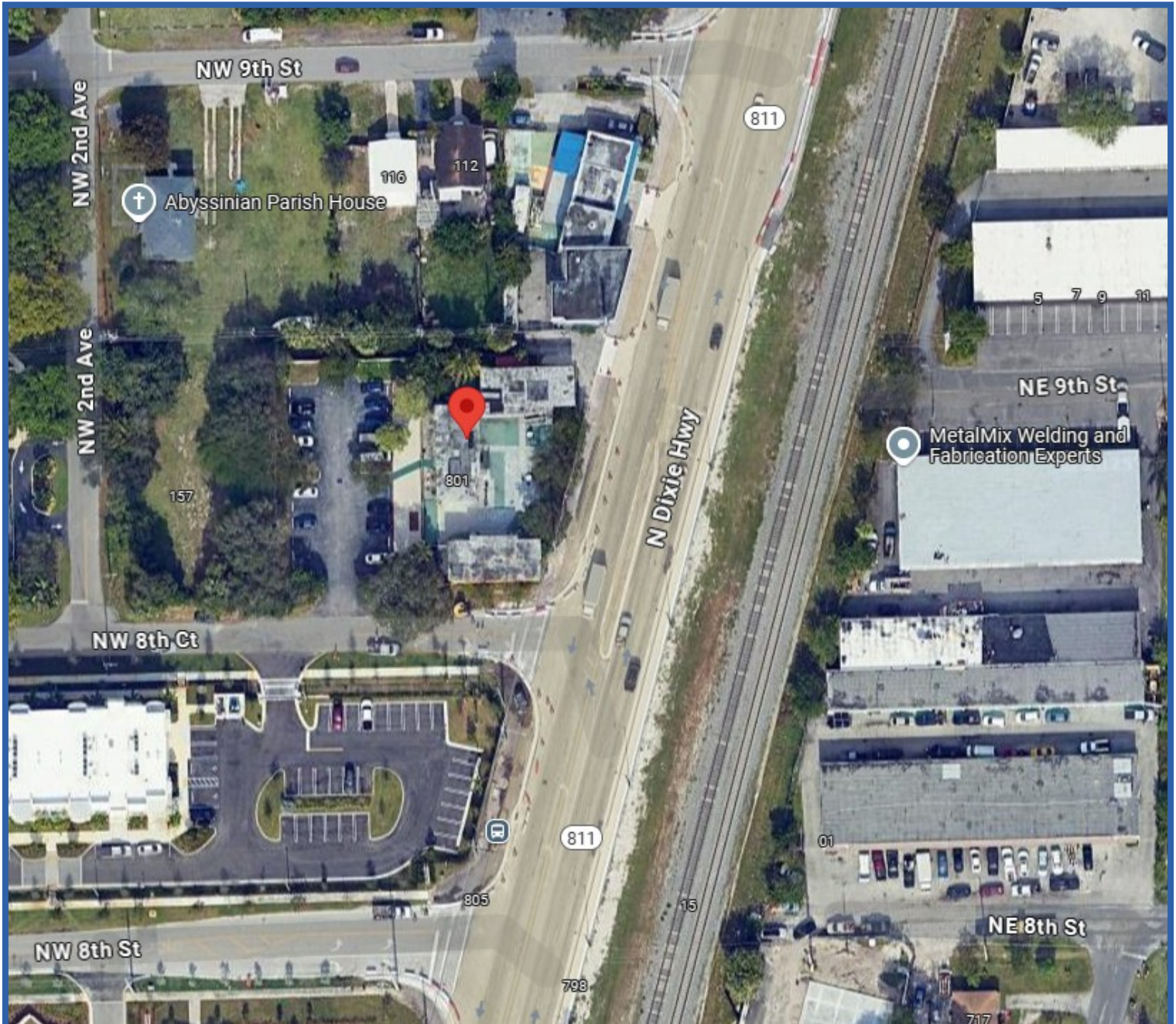


PROPERTY PHOTOGRAPHS



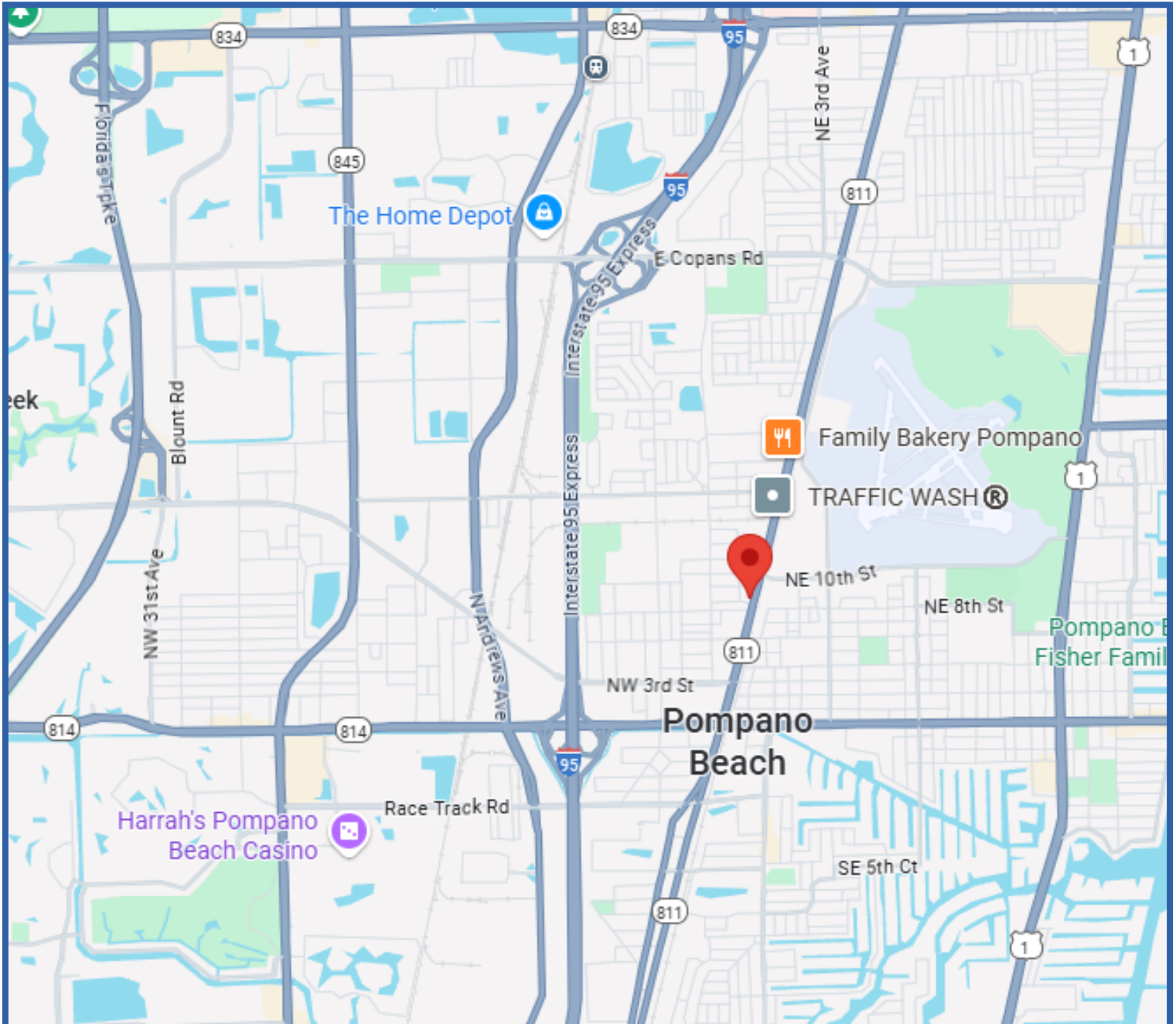
LOCATION MAP

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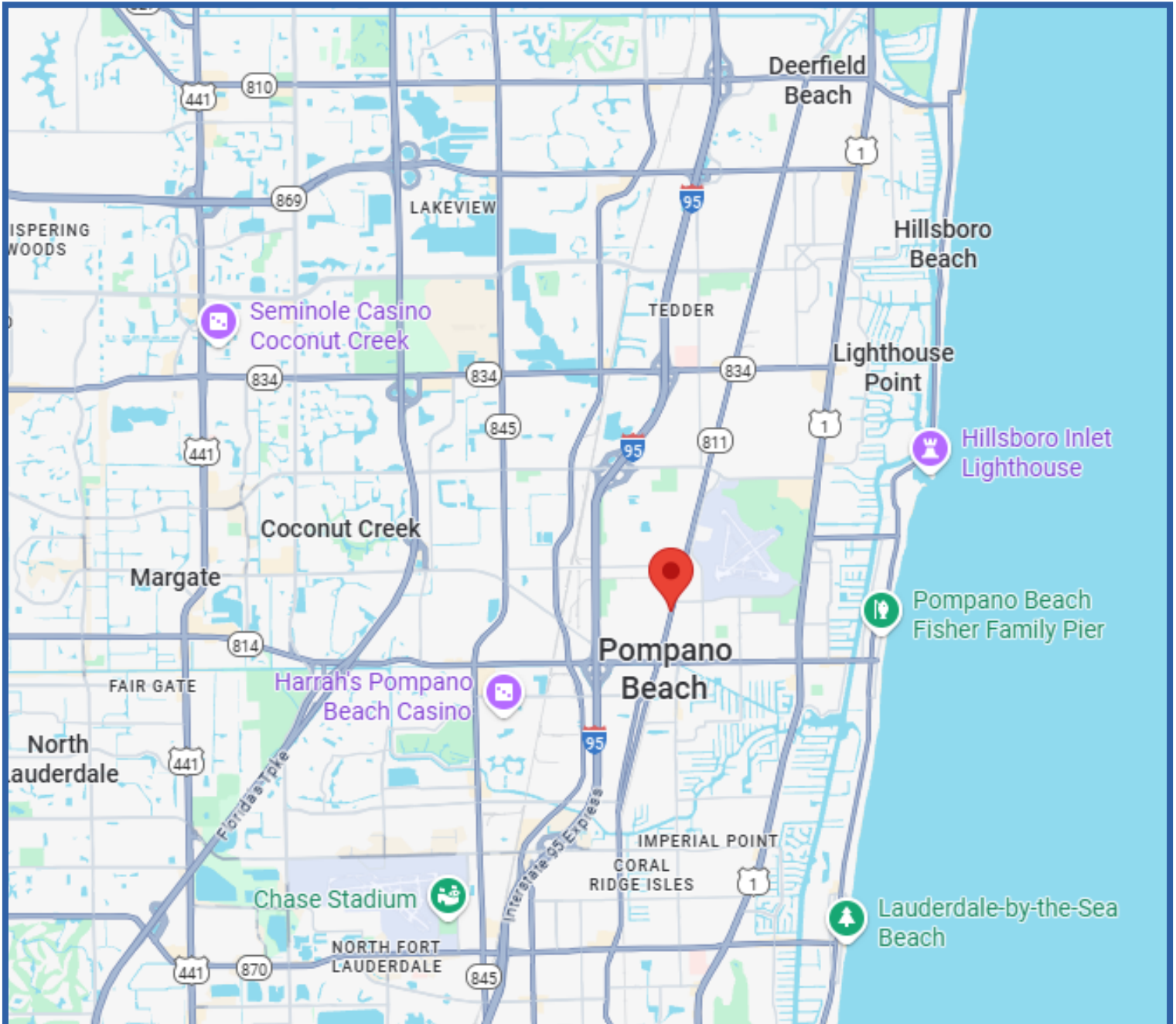
LOCATION MAP

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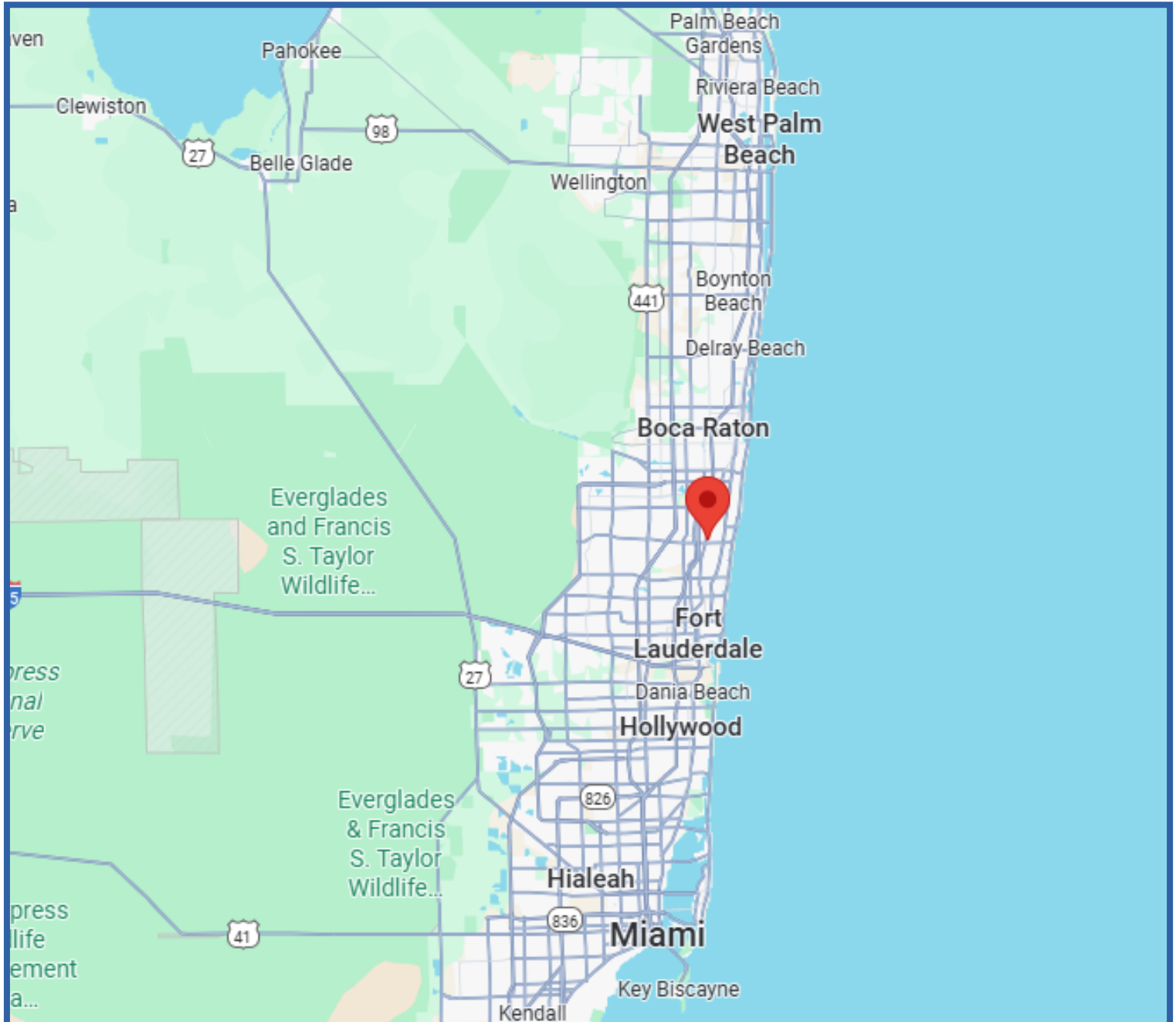
LOCATION MAP

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LOCATION MAP

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AREA OVERVIEW

REAL ESTATE SALE

Pompano Beach offers tremendous transportation links by air, sea, rail and ground – located minutes from the Fort Lauderdale Hollywood International Airport and Port Everglades and within an hour of two other international air and seaports in Miami and Palm Beach. The City also provides direct access to I-95, Florida's Turnpike and two major railway systems including Tri-Rail and the new Brightline fast track service train.

Pompano Beach is Broward County's largest industrial / warehouse / distribution submarket because of these transit links and our business-friendly attitude. With over 28 million square feet of industrial space, Pompano Beach houses two Amazon distribution centers and well-known defense contractors Precision Metal Industries and Point Blank Enterprises. Many other successful businesses call Pompano Beach home with manufacturing, marine, tourism, and entertainment industries leading our economy. Pompano Beach is also home to the Pompano State Farmers Market.

The City's vision for smart growth is becoming reality and has positioned Pompano Beach's current and future businesses for success. Continuing this growth will be the development of the New Downtown – a 70-acre walkable smart city hub designed for innovation - integrating residential, commercial, cultural and cutting- edge industries.

*INFORMATION OBTAINED FROM <https://www.pompanobeachfl.gov/government/economic-development>

DEMOGRAPHIC

	POMPANO BEACH, FL	FORT LAUDERDALE, FL	BROWARD COUNTY, FL
POPULATION	112,212	183,032	1.95M
MEDIAN HH INCOME	\$63,832	\$79,935	\$74,534
MEDIAN AGE	41.7	42.9	41.3
MEDIAN PROPERTY VALUE	\$321,900	\$455,600	\$380,400

*INFORMATION OBTAINED FROM DATAUSA.IO



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12 Unit Multi-Family Building
Currently Utilized as a
Treatment Facility

Pompano Beach, Florida



Dixie Highway



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FISHER
AUCTION COMPANY