

REAL ESTATE AUCTION

"Oasis by the Sea" Apartments

11 Unit Apartment Building

3217 N.E. 9th Street

Pompano Beach, Florida

Thursday, July 26 @ 11 AM

Exclusively Presented By:





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EXCLUSIVE MARKETING REPRESENTATIVES

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EXECUTIVE SUMMARY



OVERVIEW

Fisher Auction Company as exclusive marketing agents, are pleased to offer an 11 Unit, 5,220± SF Apartment Building on a 15,320± SF Lot in Pompano Beach, Florida.

PROPERTY HIGHLIGHTS

- “Oasis by the Sea” Apartments
- Prime 11 Unit Apartment Building steps from the Atlantic Ocean
- High Elevation and 200 feet along N.E. 9th Street
- Excellent Location in Redevelopment Area of Pompano Beach
- Large 15,320± SF Lot
- Perfect for Existing Apartments, Motel or Recovery Facility

IMPROVEMENTS

- 11 Units include 3 Efficiencies and 8 – 1 Bed / 1 Bath (Additional Room in Rear for Office)
- Concrete Foundation and CBS Construction
- Impact Resistant Windows and Doors
- Frame and Drywall Interior Walls
- Wall-Mounted AC Units
- Sparkling Swimming Pool – Recently Redone
- 2 Laundry Rooms in Rear
- 15 Parking Spaces
- 12 Individual Electrical Meters
- Asphalt Shingle Roof – Replaced



PROPERTY DETAILS

Address	3217 N.E. 9 th Street, Pompano Beach, Florida 33062
Location	North side of N.E. 9 th Street just West of N. Ocean Boulevard
Zoning	RM 20 – Multifamily Residential
Flood Zone	Zone AE; Community Panel # 12011C0377H
Utilities	Municipal Sewer and Water FPL Electric Comcast Cable
Area	Lot Size – .35± Acres / 15,320± SF
Frontage	200± Feet along N.E. 9 th Street
Real Estate Taxes	\$17,232.53 Parcel No. 4843 31 10 0110
Year Built	1960; Updated 2009

AUCTION DETAILS

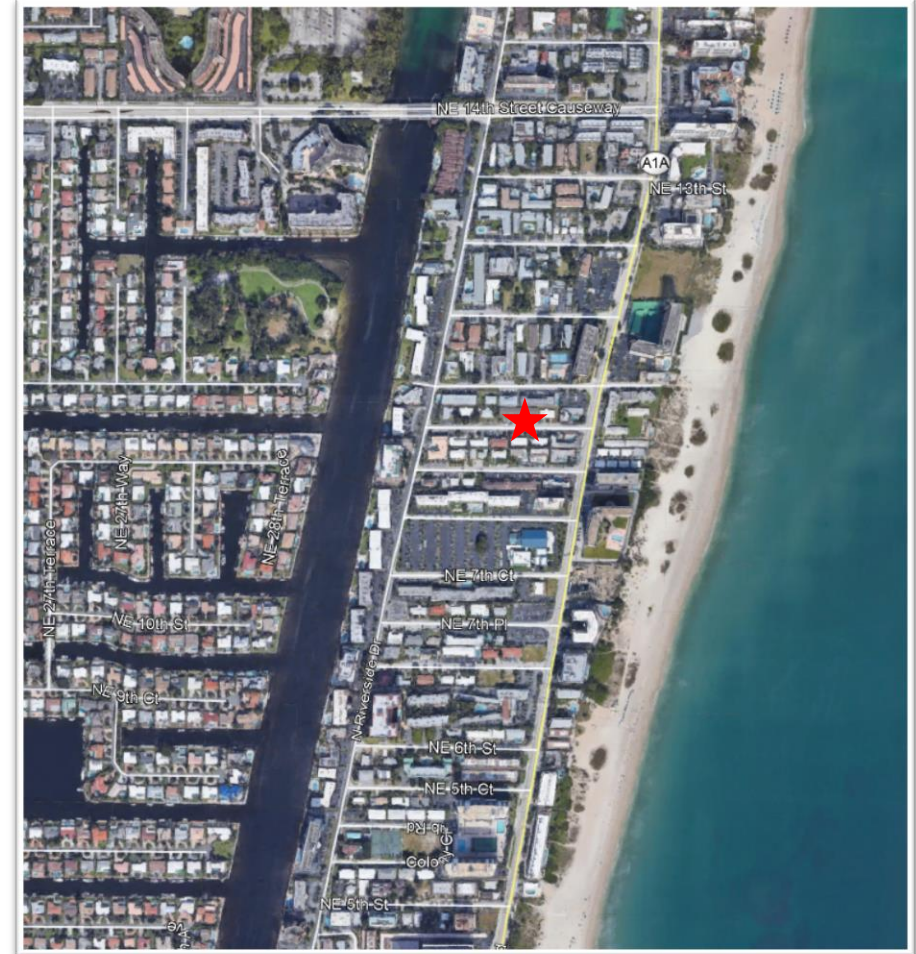
Minimum Bid	\$995,000
Live On-Site Auction:	The auction will be held On-Site at the property
Auction Date / Time:	Thursday, July 26, 2018 @ 11:00 AM EDT
Property Tours:	By Appointment Only. Please contact Francis Santos at 754.220.4116 or francis@fisherauction.com to schedule
Initial Escrow Deposit:	<ul style="list-style-type: none"> ➤ \$50,000.00 Cashier's Check or Certified Funds payable in U.S. Funds to MacLean & Ema, P.A. ➤ The Total Deposit required on Auction Day is 10% of the Contract Price. Therefore, an Additional Escrow Deposit will be required in the form of a Business or Personal Check
Buyer Broker Participation:	3% of the Final Bid Price Call 800.331.6620 or visit www.fisherauction.com for the Mandatory Real Estate Buyer Broker Participation Registration Form

AREA OVERVIEW





LOCATION MAPS AND DIRECTIONS



DIRECTIONS TO PROPERTY

Address: 3217 N.E. 9th Street, Pompano Beach, Florida 33062

From Interstate 95: Take Exit # 36- Atlantic Boulevard East to A1A / N. Ocean Boulevard. Turn left and go to N.E. 9th Street. Turn left and proceed to address

Disclaimer; the information above has been obtained from sources deemed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not present the current or future performance of the property. It is your responsibility to independently verify the accuracy and completeness of the information.



ABOUT POMPARNO BEACH

Pompano Beach is home to what is considered one of the finest beaches in Broward County - wide, clean, plenty of parking with brand new facilities, courtesy of our Community Redevelopment Agency. Pompano Beach is home to the Hillsboro Lighthouse, one of the last functioning lighthouses in Florida. And just offshore our beautiful beach lies a healthy 3-tiered natural reef system with several ship wrecks, a vibrant home to flora and fauna for diving, snorkeling and fishing.

ACCESSIBILITY

Situated on the Southeast Coast of Florida, between Miami and West Palm Beach (just 33 miles in either direction), Pompano Beach is centrally located making it easy to take advantage of all the sights, sounds and attractions South Florida has to offer. Whether your plans include a trip to the Everglades on the western edge of Broward County, an evening playing on Miami's South Beach, a shopping day on Worth Avenue in Palm Beach, all are very accessible and within an hours drive of Pompano Beach.



Florida's Warmest Welcome



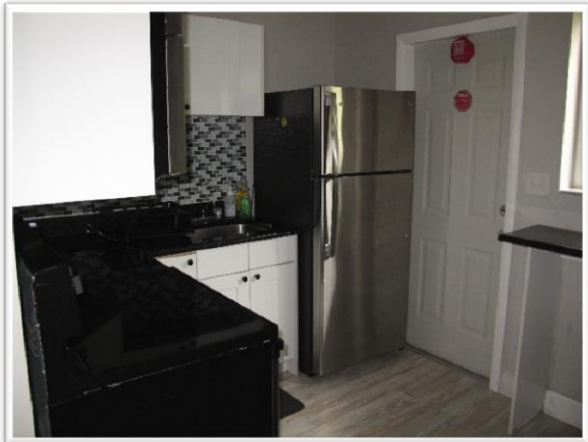
Pompano Beach's Rising Development

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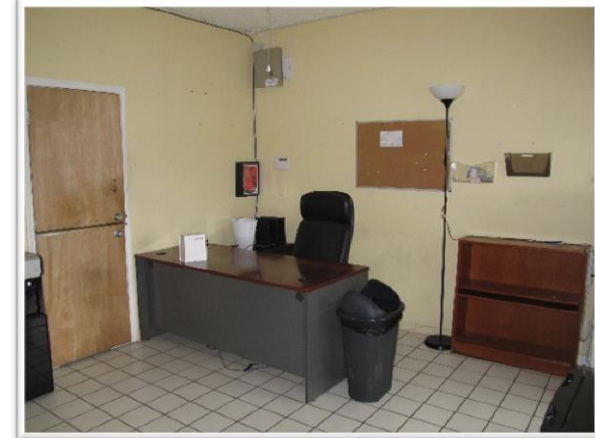
PHOTOGRAPHS



INTERIOR PHOTOS



INTERIOR PHOTOS



EXTERIOR PHOTOS



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