

# FOR SALE - SMALL BAY MULTI-TENANT

214 Margate Ct



## Property Features:

- This asset is a cash cow! Literally! Multiple tenants with rarely a vacancy!
- Collect a lot of smaller checks with great annual increases! Automotive tenant roster!
- Safety in number as there is not 1 tenant whom can substantially impact the NOI!
- 14' Ceiling height, 3 Phase power, 47 Parking spaces, 20 Grade level bay doors!
- 24 Hour access, Security system, and Signage!
- Property is located on 1.21 Acres of land!
- B-3 Zoning SF: 16,940 Asking \$150 PSF!

**WAREHOUSE.REALTY**

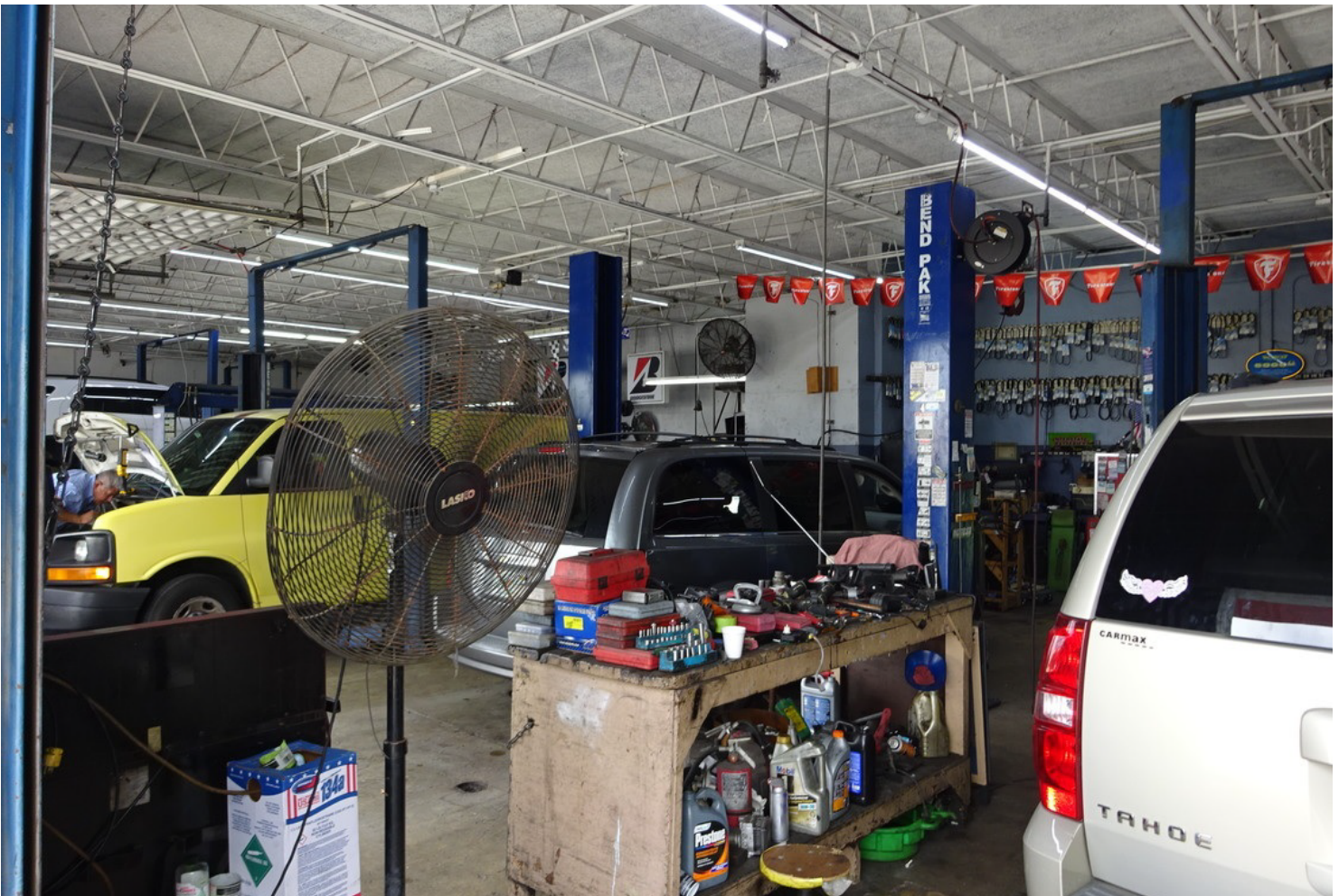
For more information, contact:

Paul Levine, RE Broker  
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954-516-0000

www.warehouse.realty  
1441 SW 29th Ave, Pompano Bch, FL 33069  
954-516-0555

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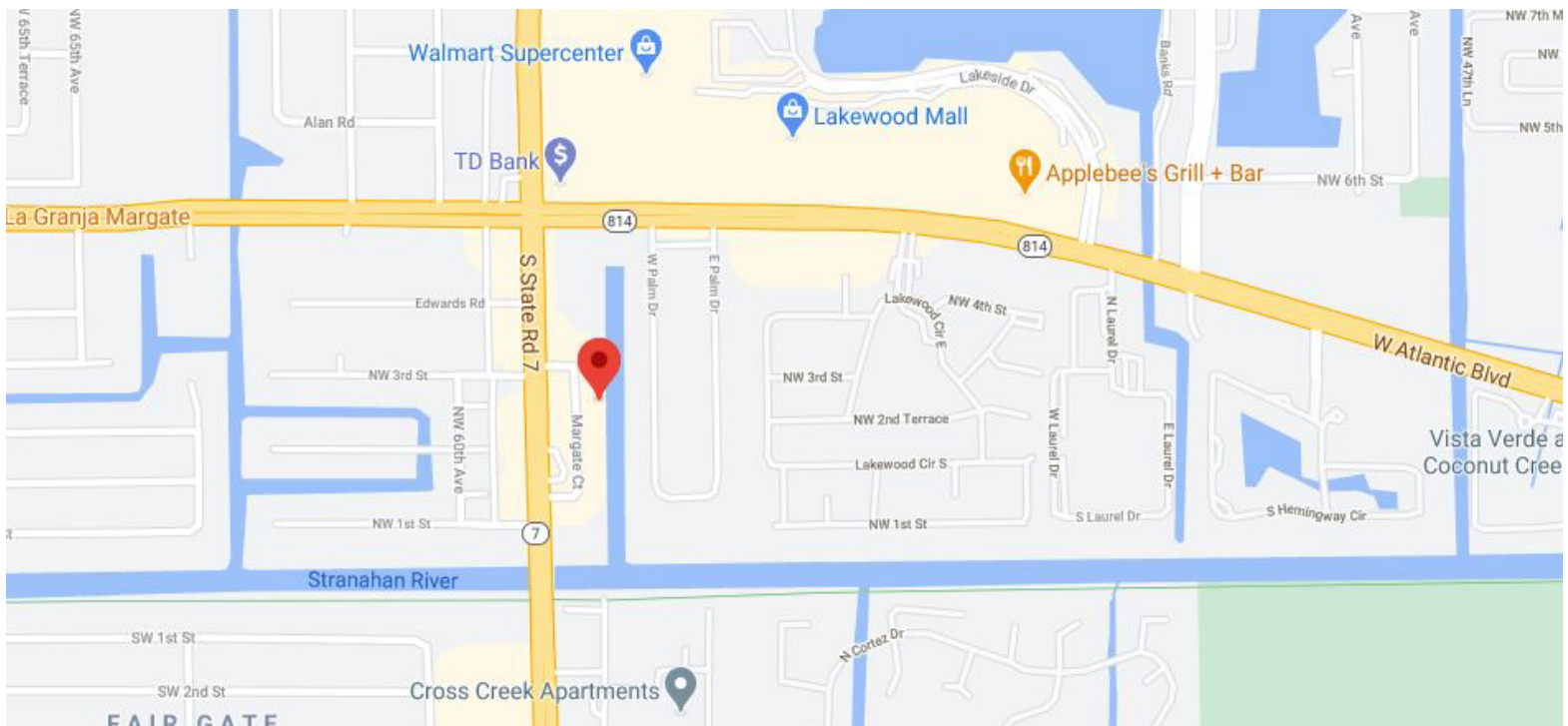
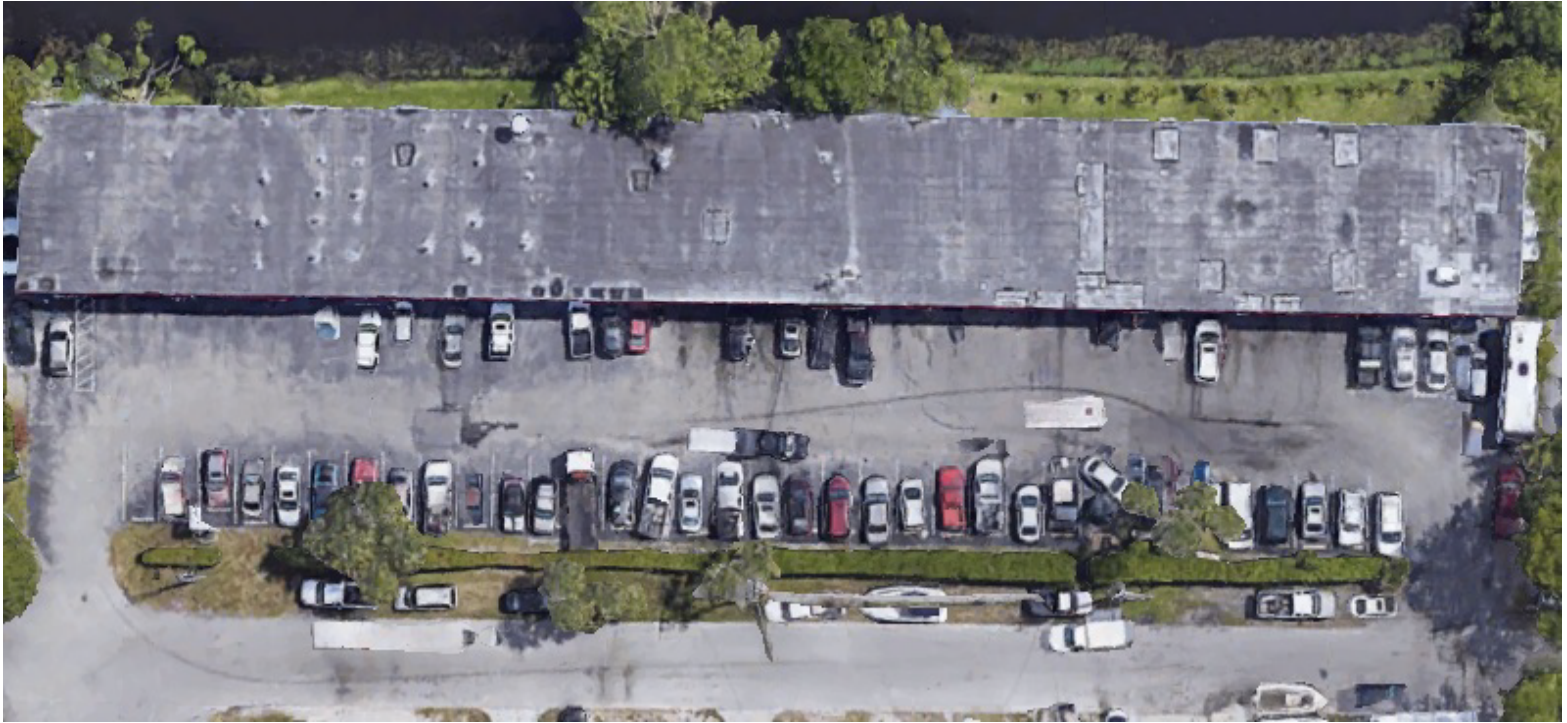
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