

FOR SALE

INCOME PRODUCING INVESTMENT



Courtyard Business Center
10190-10288 NW 47th Street, Sunrise, FL 33351

79,779 +/- SQFT

PROPERTY HIGHLIGHTS



79 Tenants
(46 Executive Suites & 39 Flex Space)



Zoning is Light Industrial & B5
(Opportunity for an array of businesses)



Foam Roof (+/- 19 years old)



Successful completion of the 25 year inspection



Excellent Location
(Easy Access to Sawgrass Expwy, I-75, I-95)



\$100,000+ invested in landscaping improvements



ASKING PRICE:

Terms Negotiable

Executed NDA required for more information.

Please contact us via voice or text at 954.224.8773.



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NOTICE: This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition/legal adjustments of the property (or properties) referenced or as to the accuracy or completeness of the information contained, and same is submitted subject to errors, omissions, change of price, retail or other conditions, including but not limited to withdrawal without notice, and to any special listing conditions imposed by the property owner.

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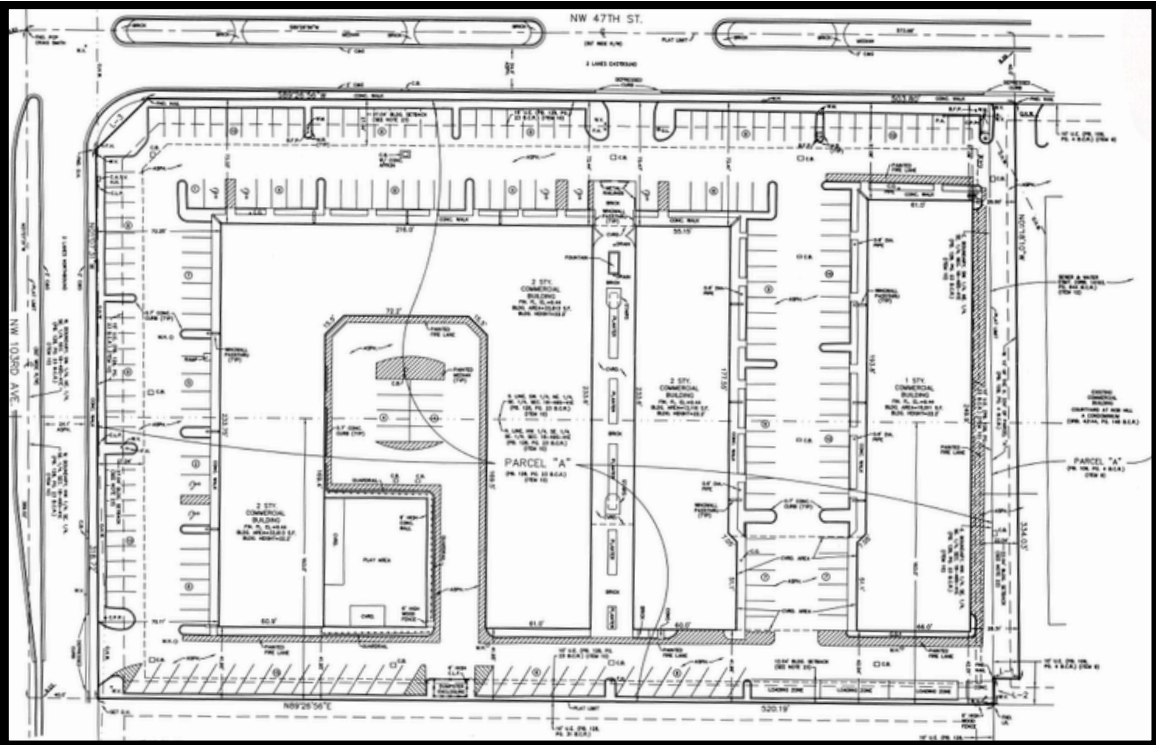
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SURVEY

AERIAL IMAGE



AT A GLANCE

COMMUNITY INFORMATION (10 mile radius)

TENANTS	79 Diversified
ZONING	Light Industrial & B5
OCCUPANCY RATE	95% - 100%
YEAR BUILT	1990

1,045,000+
Total
population

57,293
Total
businesses

532,000+
Employees in
the area

25
Hospitals &
healthcare
facilities

Healthcare
Largest
employment
industry

25
Educational
Institutions

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