

FOR SALE

First Time Offered! Two (2) Building Complex

**3500 CORAL RIDGE DRIVE &
3575-3577 NW 118TH AVENUE**

Coral Springs, FL 33065

**PRICE
REDUCED!**

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Floor & Decor

SVN
COMMERCIAL REALTY

PROPERTY SUMMARY



OFFERING SUMMARY

TOTAL BUILDING SIZE:	15,716 SF
BUILDING A:	8,095 SF
BUILDING B:	7,691 SF
LOT SIZE:	1.64 Acres
OFFICE/SHOWROOM:	3,000 SF
CEILING HEIGHT:	14'/15.5'
OVERHEAD DOORS:	Four (4)
ZONING:	IRD
SALE PRICE:	\$4,685,000 \$5,150,000

PROPERTY DESCRIPTION

SVNCR is excited to bring to market for the first time ever, the two (2) building complex known as Coral Springs Appliance Center. With direct access to both Coral Ridge Drive and NW 118th Avenue, the buildings create a courtyard environment that is completely fenced. Enjoy secure storage for your valuable trucks, equipment, personal belonging, etc.

PROPERTY HIGHLIGHTS

- Over 200' Frontage on Coral Ridge Drive
- Next to Floor & Decor
- Dock High Platform Loading
- One (1) Ramp
- Building B - Two (2) Tenant (Already Demised)
- - 3 Phase Power
- Roof Warranties on Both Buildings

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ADDITIONAL PHOTOS



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