

# 2805 S Horseshoe Drive #8 & 9

## FOR SALE



## OFFERING MEMORANDUM | LISTED BY INVESTMENT PROPERTIES CORPORATION

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*Licensed Real Estate Broker*

# OFFERING SUMMARY

|                       |                                                                                                                                                                                                                                                                                              |
|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <u>PRICE:</u>         | \$1,750,000                                                                                                                                                                                                                                                                                  |
| <u>UNIT SIZE:</u>     | 3,546 SF total (2 units combined of 1,773 SF each) <ul style="list-style-type: none"><li>• 45' X 55' warehouse - fully HVAC (2023)</li><li>• 2 - 23' X 23' offices</li><li>• 2 restroom</li></ul>                                                                                            |
| <u>HEIGHT:</u>        | 13.5' overall<br>10'5 to HVAC                                                                                                                                                                                                                                                                |
| <u>YEAR BUILT:</u>    | 2006                                                                                                                                                                                                                                                                                         |
| <u>ZONING:</u>        | BP - Business park                                                                                                                                                                                                                                                                           |
| <u>GARAGE DOORS:</u>  | 2 - 10' X 11'                                                                                                                                                                                                                                                                                |
| <u>2025 RE TAXES:</u> | \$3,863.45 (#8) & \$3,863.45 (#9)                                                                                                                                                                                                                                                            |
| <u>ASSOC DUES:</u>    | \$3,857.11 (#8) & \$3,857.11 (#9)                                                                                                                                                                                                                                                            |
| <u>OTHER:</u>         | <ul style="list-style-type: none"><li>• 3 phase power / 408V</li><li>• Hurricane shutters on front windows</li><li>• 2 new HVAC throughout (2023)<ul style="list-style-type: none"><li>◦ 1.5 ton and 2.5 ton</li></ul></li><li>• Automatic garage doors</li><li>• Former car condo</li></ul> |

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## SALES AGENT



**Christine McManus CCIM, SIOR**

Principal  
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**FOR MORE INFORMATION:**

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# CURRENTLY USED FOR DISTRIBUTION



Office with pass thru  
to other office



Office with pass thru  
to other office



Custom racking system  
with plexiglass 2<sup>nd</sup> floor



HVAC in warehouse



2 - 10' X 11' doors



3 phase power



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# PREVIOUSLY USED AS CAR CONDO

