



7801 JOHNSON STREET

Pembroke Pines, Florida 33024

\$599,500

\$333.06 per SF

THE ONLY FREESTANDING RETAIL BUILDING IN PEMBROKE PINES UNDER \$600,000

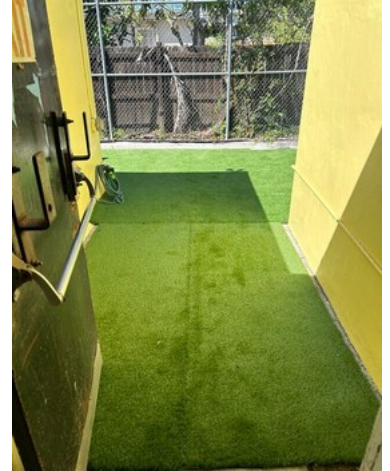
FREESTANDING BUILDING + LAND + PARKING + FENCED YARD

Fully renovated 1,800 SF freestanding building on owned land, available now. Open layout with tall ceilings, new flooring and fresh paint. Private fenced turf yard and dedicated front parking. Existing pet grooming build-out, fixtures and equipment convey with the sale at no additional cost.

BUILDING SIZE	LOT SIZE	PARKING	YEAR BUILT	ZONING
1,800 SF	0.11 Acres	6-7 Spaces	1967	Gen. Business



Renovated open interior with grooming build-out, wash station, pens and retail fixtures in place.



Street presence, dedicated front parking, and private fenced turf yard with rear access

PROPERTY HIGHLIGHTS

- 1,800 SF freestanding building on 0.11 acre of owned land
- Open layout with tall ceilings - flexible for many uses
- New flooring and fresh paint - move-in ready
- Private fenced rear turf yard - ideal for pet use
- 6-7 dedicated parking spaces directly in front
- CBS construction, two bathrooms, newer A/C units
- Grooming build-out and fixtures convey
- 30 ft frontage on Johnson Street
- Pylon signage and building signage
- Bus line service at the property
- Parcel 51-41-10-03-0022
- Annual taxes approximately \$7,347

LOCATION

Busy Johnson Street just east of University Drive, minutes from Pines Boulevard. Immediate trade area includes Publix, LA Fitness, Chase Bank, TD Bank, Red Lobster, Chili's and TGI Friday's. CB Smith Park, Memorial Hospital West, Pembroke Gardens and Pembroke Lakes Mall are all within close proximity.

EXISTING BUILD-OUT CONVEYS

The complete pet grooming and retail build-out remains in place and transfers with the property at no additional cost - wash and bathing station with plumbing, grooming stations and arms, fenced play pens, retail display fixtures, reception seating and the finished artificial turf yard. A buyer in a similar use opens without the time and expense of a new build-out. Full equipment inventory available on request.

PERMITTED USES

Zoned General Business Retail. Ideally suited to pet grooming, daycare or veterinary use given the existing build-out, and equally workable as general retail, professional or medical office, liquor store, adult daycare, educational use, or dance or karate studio. Buyers should verify all proposed uses with the City of Pembroke Pines prior to requesting a showing.

SELLER IS MOTIVATED - QUICK CLOSE AVAILABLE - ALL REASONABLE OFFERS CONSIDERED

Cooperating broker compensation: 4%. Vacant and available for immediate occupancy.

Information deemed reliable but not guaranteed. Buyer to verify all measurements, zoning and permitted uses.

Lawrence Master

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