

**FOR SALE**

# First Time Offered! Two (2) Building Complex

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

Coral Springs, FL 33065

**PRESENTED BY:**

**LES BYRON, SIOR, CCIM**  
C: 954.401.4713  
les@svncr.com

**KEITH KIDWELL, SIOR, CCIM**  
C: 954.234.8777  
keith@svncr.com

**STEVE DAVIS**  
C: 954.650.7824  
steve@svncr.com



**NW 118th Avenue**

**Coral Ridge Drive**

**Floor & Decor**



# PROPERTY SUMMARY



## OFFERING SUMMARY

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

## PROPERTY DESCRIPTION

SVN 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

**LES BYRON, SIOR, CCIM**  
C: 954.401.4713  
les@svncr.com

**KEITH KIDWELL, SIOR, CCIM**  
C: 954.234.8777  
keith@svncr.com

**STEVE DAVIS**  
C: 954.650.7824  
steve@svncr.com

## ADDITIONAL PHOTOS



**LES BYRON, SIOR, CCIM**  
C: 954.401.4713  
les@svncr.com

**KEITH KIDWELL, SIOR, CCIM**  
C: 954.234.8777  
keith@svncr.com

**STEVE DAVIS**  
C: 954.650.7824  
steve@svncr.com