

±3,822 SF COMMERCIAL CONDO UNIT
FOR SALE OR LEASE IN RIVIERA BEACH, FLORIDA
4152 WEST BLUE HERON BLVD., UNITS 101 AND 102

REICHEL

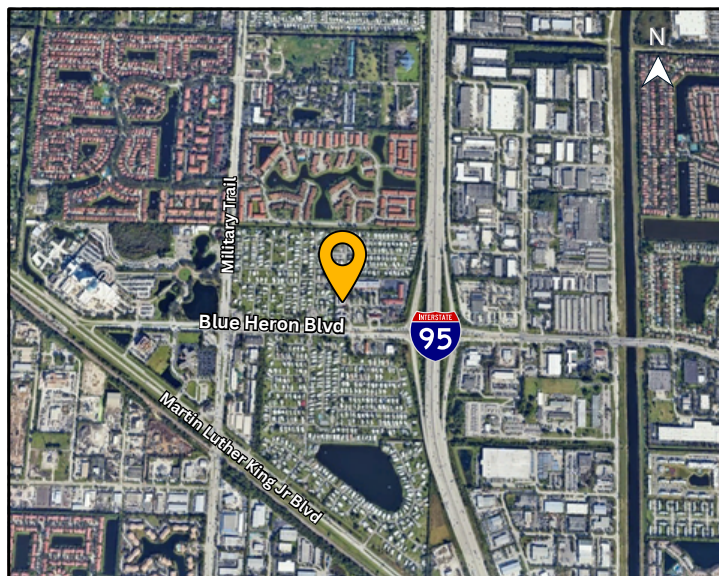
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FOR SALE OR LEASE - SUPER EIGHT SHOPPES CONDO



Property Highlights:

- ±3,822 SF commercial condo located on the south end cap of the Super 8 Shoppes
- The unit has 800 SF office and on the ground floor with an 800 SF mezzanine above with partial office buildout
- 18' clear height in the warehouse
- (1) 10' x 10' grade level loading door
- CBS construction with a steel and metal roof system
- Office space has (2) bathrooms and (1) shower



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Driven by Integrity. Defined by Results.

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PROPERTY INFORMATION SUMMARY

Property:	±3,822 SF commercial condo unit for sale or lease in the Super 8 Shoppes. The building consists of (CBS) concrete block & stucco construction with a steel frame and metal roof system. There is 800 SF of office space on the ground floor and a 800 SF mezzanine above the partial office build out. The office space has a bathroom and washer/dryer hookups on the ground floor, and a bathroom with a shower on the second floor.
Location:	Located on the NW quadrant of Interstate 95 and Blue Heron Boulevard, directly behind RaceTrac and McDonalds. The unit is the south endcap of the condominium complex and has good visibility from Blue Heron Boulevard.
Zoning:	Zoned (GC) General Commercial, Riviera Beach. This zoning allows office, retail or storage type uses.
Available Space:	±3,822 SF
Lease Rate:	\$25.00 PSF Modified Gross + sales tax
Sale Price:	\$1,175,000

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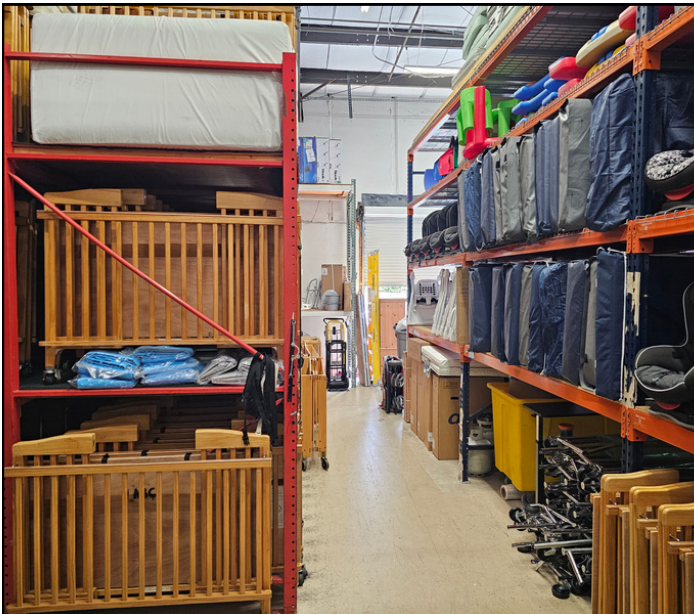


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INTERIOR & EXTERIOR PHOTOS



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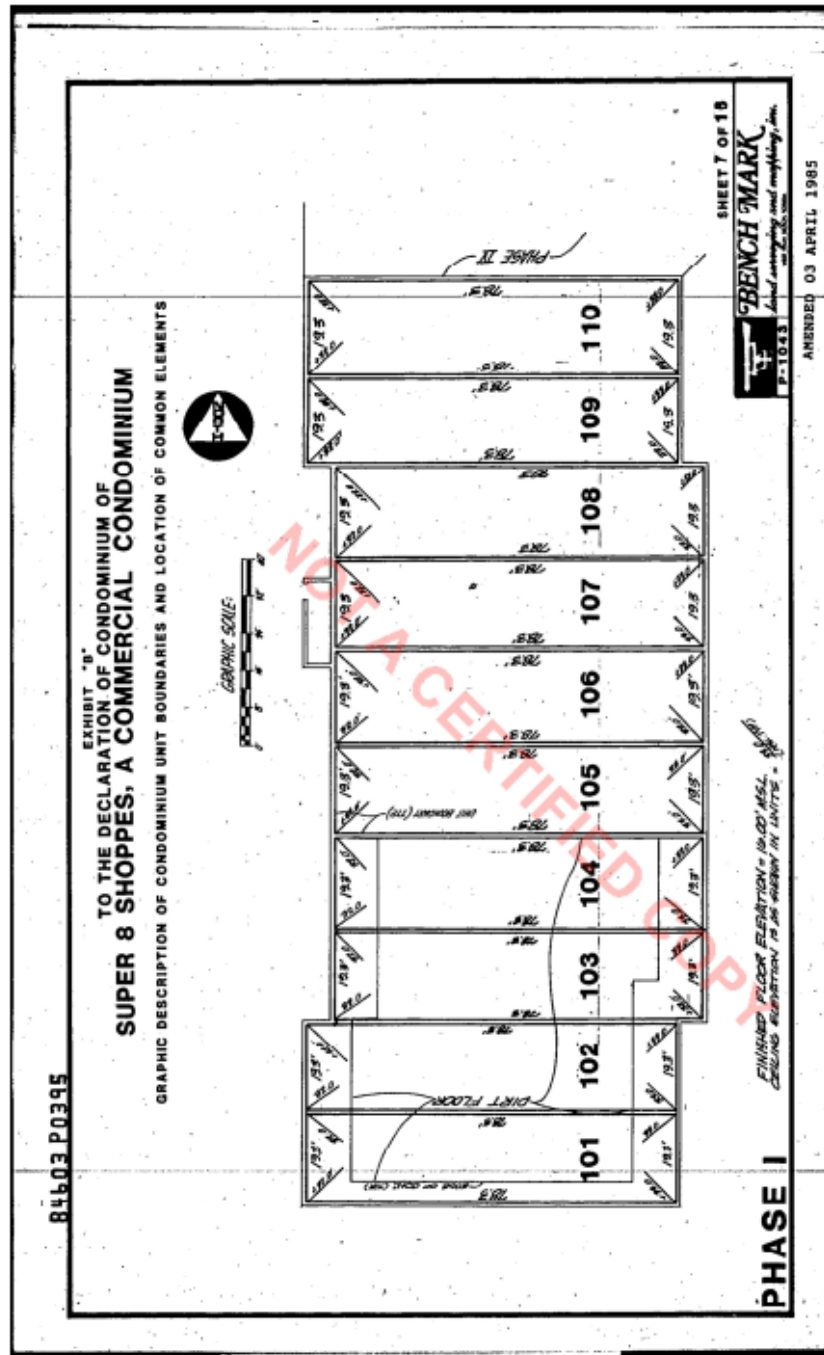


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EXHIBIT "C-4"

PHASE I, II, III and IV

Unit #	Percentage of Undivided Interest
101	2.8 percent (2.8%)
102	2.8 percent (2.8%)
103	2.8 percent (2.8%)
104	2.8 percent (2.8%)
105	2.8 percent (2.8%)
106	2.8 percent (2.8%)
107	2.8 percent (2.8%)
108	2.8 percent (2.8%)
109	2.8 percent (2.8%)
110	2.8 percent (2.8%)
111	2.8 percent (2.8%)
112	2.8 percent (2.8%)
113	2.8 percent (2.8%)
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120	2.8 percent (2.8%)
121	2.8 percent (2.8%)
122	2.8 percent (2.8%)
123	2.8 percent (2.8%)
124	2.8 percent (2.8%)
125	2.8 percent (2.8%)
126	2.8 percent (2.8%)
127	2.8 percent (2.8%)
128	2.8 percent (2.8%)
129	2.8 percent (2.8%)
130	2.8 percent (2.8%)
131	16.5 percent (16.5%)

EXHIBIT "C" - SHEET #4

B4603 P0408

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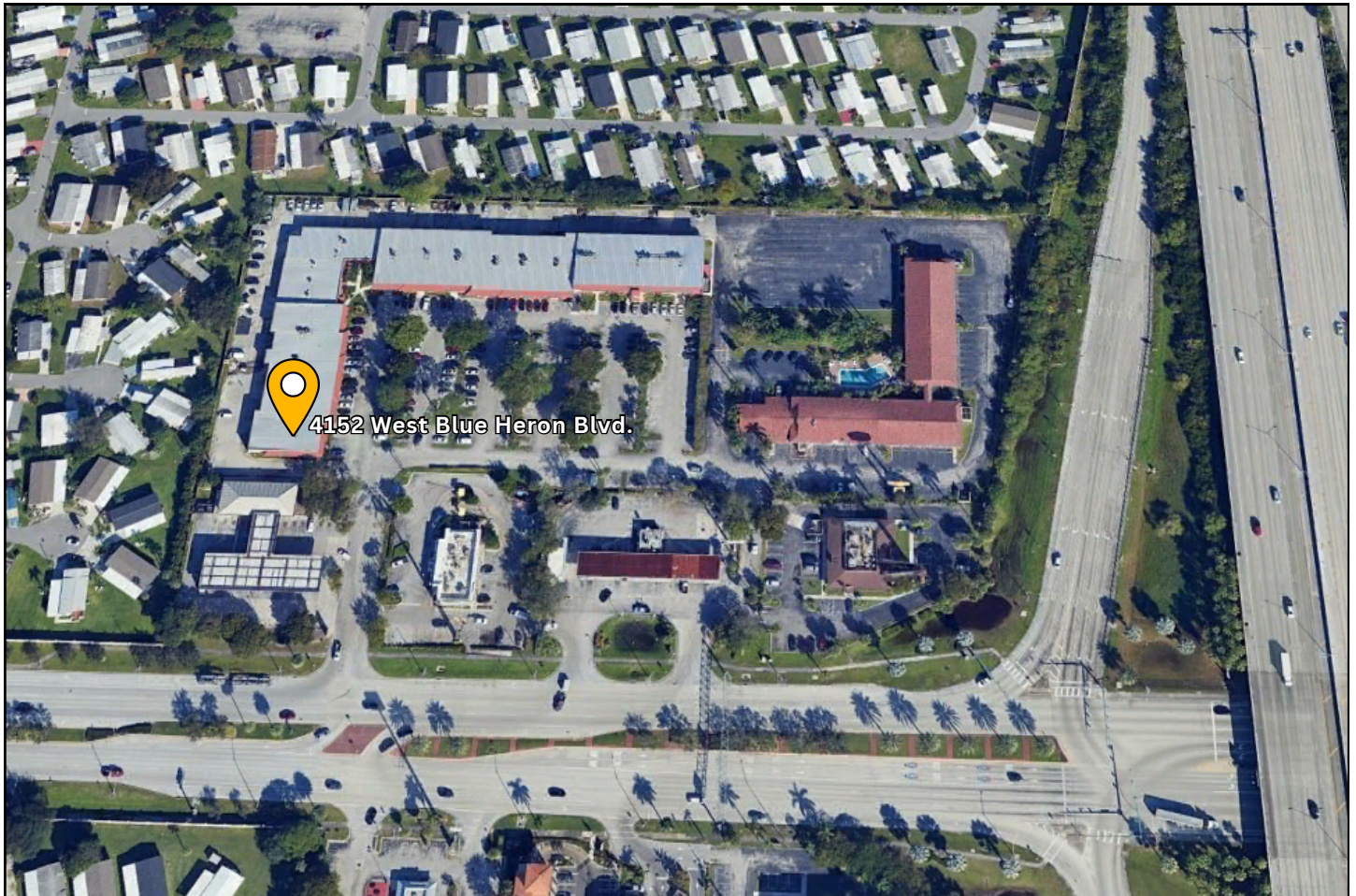


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OVERHEAD VIEW



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