

FOR SALE/LEASE

PACIFIC ROOFING



ADDRESS:	<u>808 SE Dixie Highway; Stuart, FL 34994</u>
PROPERTY SIZE:	<u>8,911 Rentable SF (19,802 SF Lot Size)</u>
ZONING:	<u>B2-Business General Commercial</u>
LEASE AMOUNT:	<u>\$9/SF (Gross)</u>
PURCHASE PRICE:	<u>\$799,000...PRICE JUST REDUCED!</u>
COMMENTS:	<u>Single-tenant building for sale/lease. Building Features:</u> <u>25% office, 17.5' ceiling clear height, (2) 12x14 overhead</u> <u>doors (1) 8x8 ventilation door, and ~1:400 SF parking ratio.</u> <u>Great location...just seconds from busy Hwy US 1.</u>

EXCLUSIVELY LISTED BY...

759 S. Federal Highway, Ste. 304
Stuart, Florida 34994
www.ChristensonCommercial.com

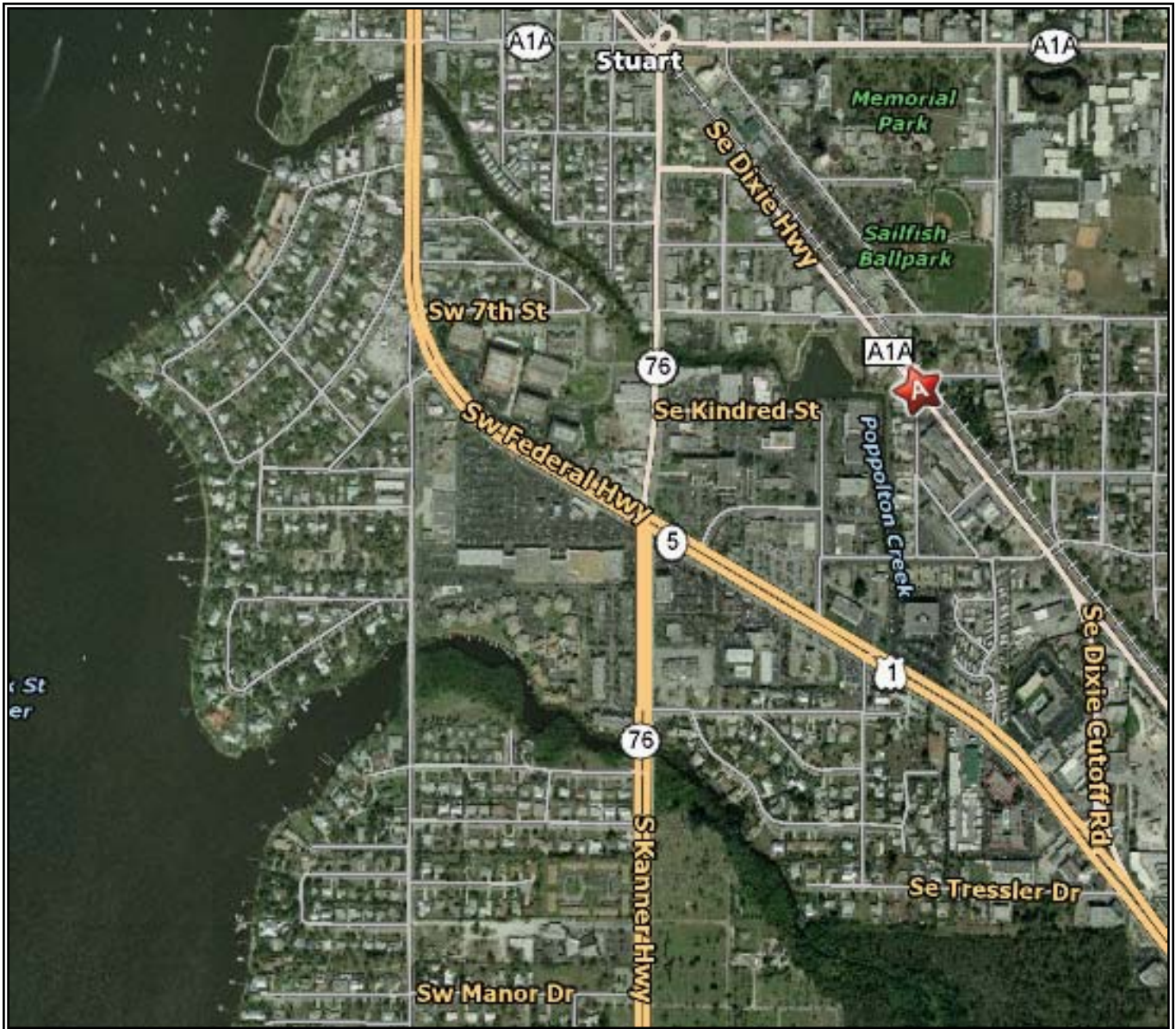
Christenson
Commercial
REAL ESTATE

For Additional Information Contact:

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Derricksoldit@aol.com

The above information has been obtained from sources we consider reliable, but we do not guarantee it; submitted subject to errors, prior sale, withdrawal, or change in price or terms and conditions without notice.

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