

**FOR SALE**

**1511-1547 HAMMONDVILLE RD  
POMPANO BEACH, 33069**



**APEX**  
CAPITAL REALTY



## ABOUT APEX CAPITAL REALTY

APEX Capital Realty is an independent commercial real estate brokerage firm like no other. We specialize in finding and creating South Florida's most unique and lucrative opportunities in the market.

APEX Capital Realty is composed of industry experts and disruptors which possess an unparalleled understanding of the unique dynamics and trends that drive our local real estate market. We believe in having a transformative impact in our industry through leadership and advocacy which helps push the creative boundary of what can be achieved. With collaboration engrained in our company culture, we seek to develop each of our advisors' specialty which in turn helps our clients reach optimal results.

## ADVISORS

**DANILO AQUINO**  
Commercial Advisor  
786 201 3020  
[Danilo@apexcapitalrealty.com](mailto:Danilo@apexcapitalrealty.com)

561 NE 79 ST, Suite 420  
Miami FL 33138  
305 570 2600  
[www.apexcapitalrealty.com](http://www.apexcapitalrealty.com)

# FOR SALE

APEX Capital Realty is proud to present a prime portfolio opportunity to acquire covered land/retail strip in Pompano Beach, FL. This property can be purchased individually or as a part of a portfolio sale. This investment opportunity features two freestanding retail buildings sitting on 31,994 sqft of land. This is an ideal site for an owner-operator and/or developer that is looking to take advantage of the various allowable uses.

The property is conveniently located on Hammondville Road between the busy Andrews Ave & Powerline Road. And is just blocks away from I-95 & East Atlantic Boulevard and minutes from the Florida Turnpike.

- 1511 Hammondville Rd: Building (3,772 Sqft of bldg) has 4 Tenants and is 100% occupied (Barbershop, Church, Limousine Rental, and Clothing Store) all on month to month NNN lease agreement. The current NOI is approximately \$48,000. Property can be delivered vacant at closing.
- 1547 Hammondville Rd: Was previously operated as Food Mart. Property is currently vacant. (4,906 bldg)

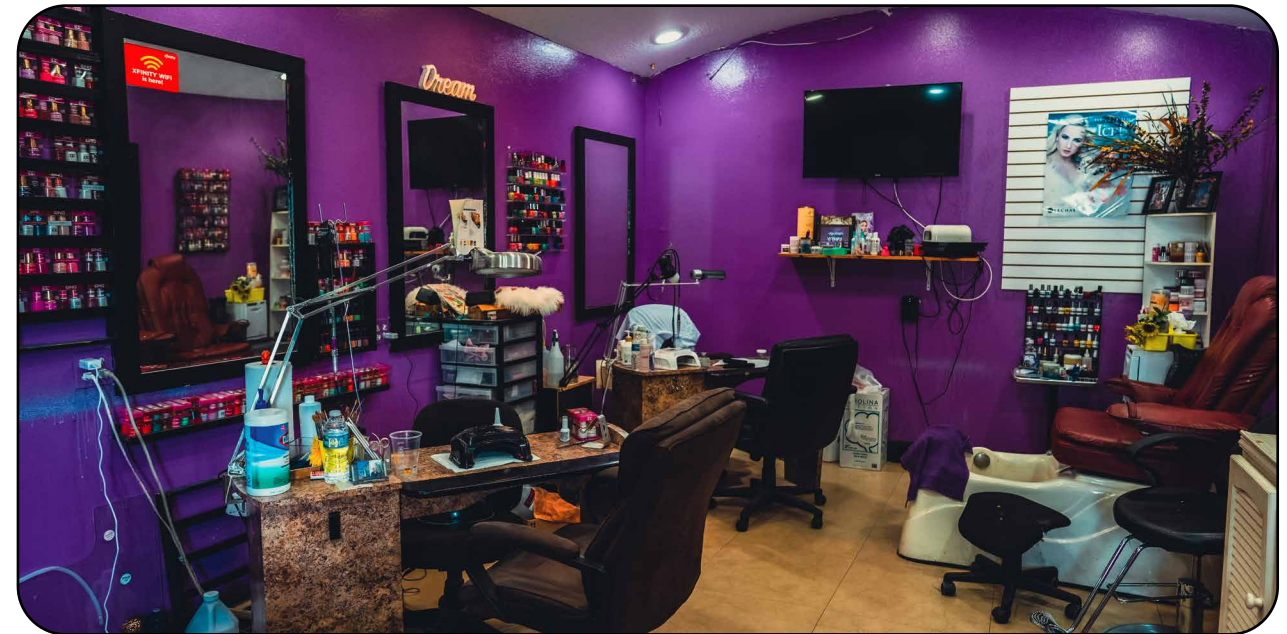
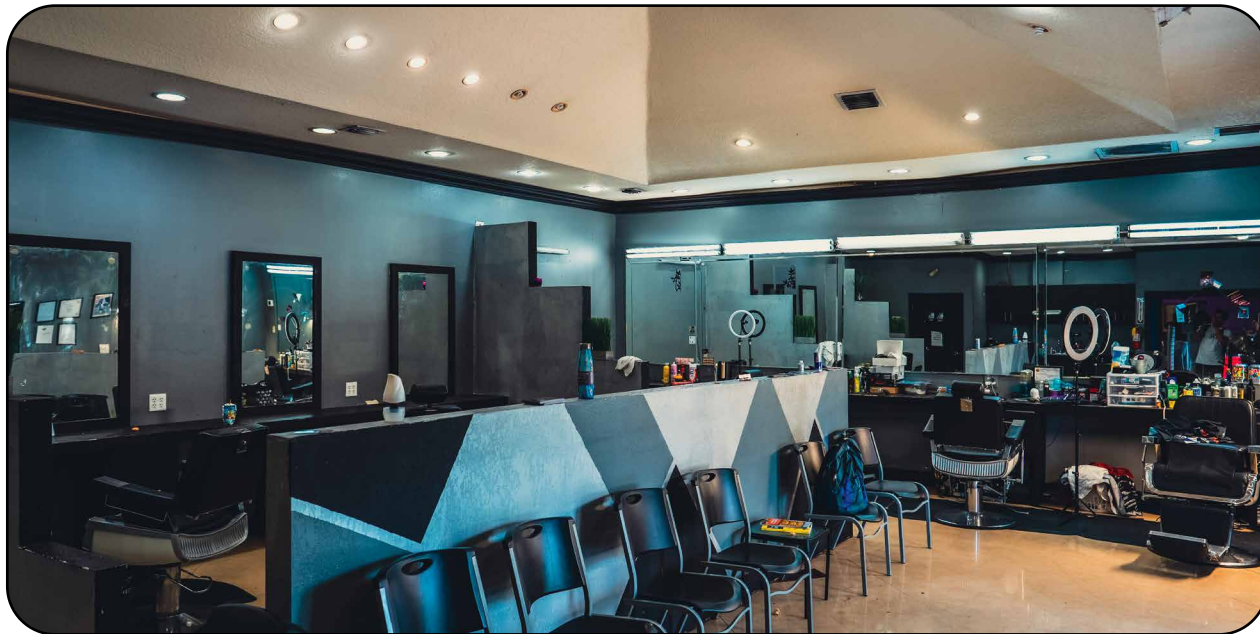
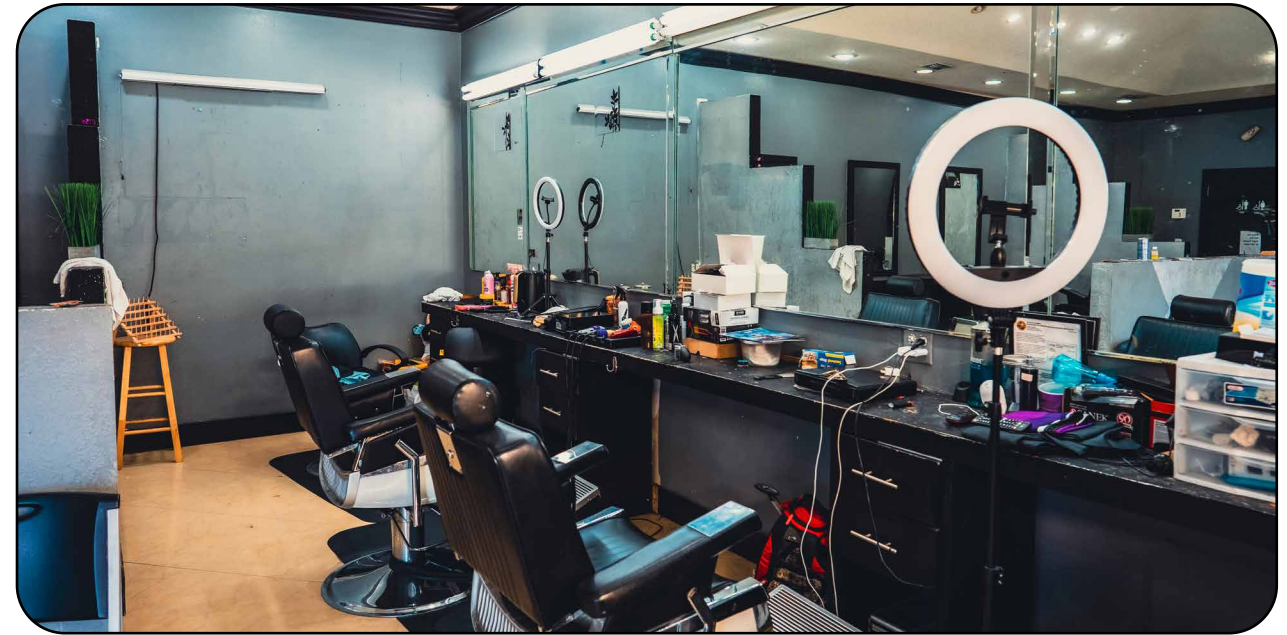
## 1511-1547 HAMMONDVILLE RD POMPANO BEACH, 33069

<b>Lot Size:</b>	31,994 SF (Combined)
<b>Building SF:</b>	8,678 SF (Combined)
<b>Year Built:</b>	1957
<b>Parcel ID's</b>	484234090200, 484234090210, 484234090220
<b>Zoning:</b>	B-4 - HEAVY BUSINESS
<b>Approximate NOI:</b>	\$48,000
<b>Allowable Uses:</b>	Retail, Office, Day Care, Education Uses, Health Care, Animal Care, Boat & Marine, Wholesale & Warehouse Distribution
<b>Asking Price:</b>	<b>\$2,000,000</b>

### HIGHLIGHTS

- Located on N Andrews Ave & Hammondville Road Exit
- Zoning allows for multiple uses
- Within minutes of two major interstate highways
- Minutes from the I-95, providing exceptional access to surrounding submarkets
- Next to Rail Route / Access

# INTERIOR PHOTOS

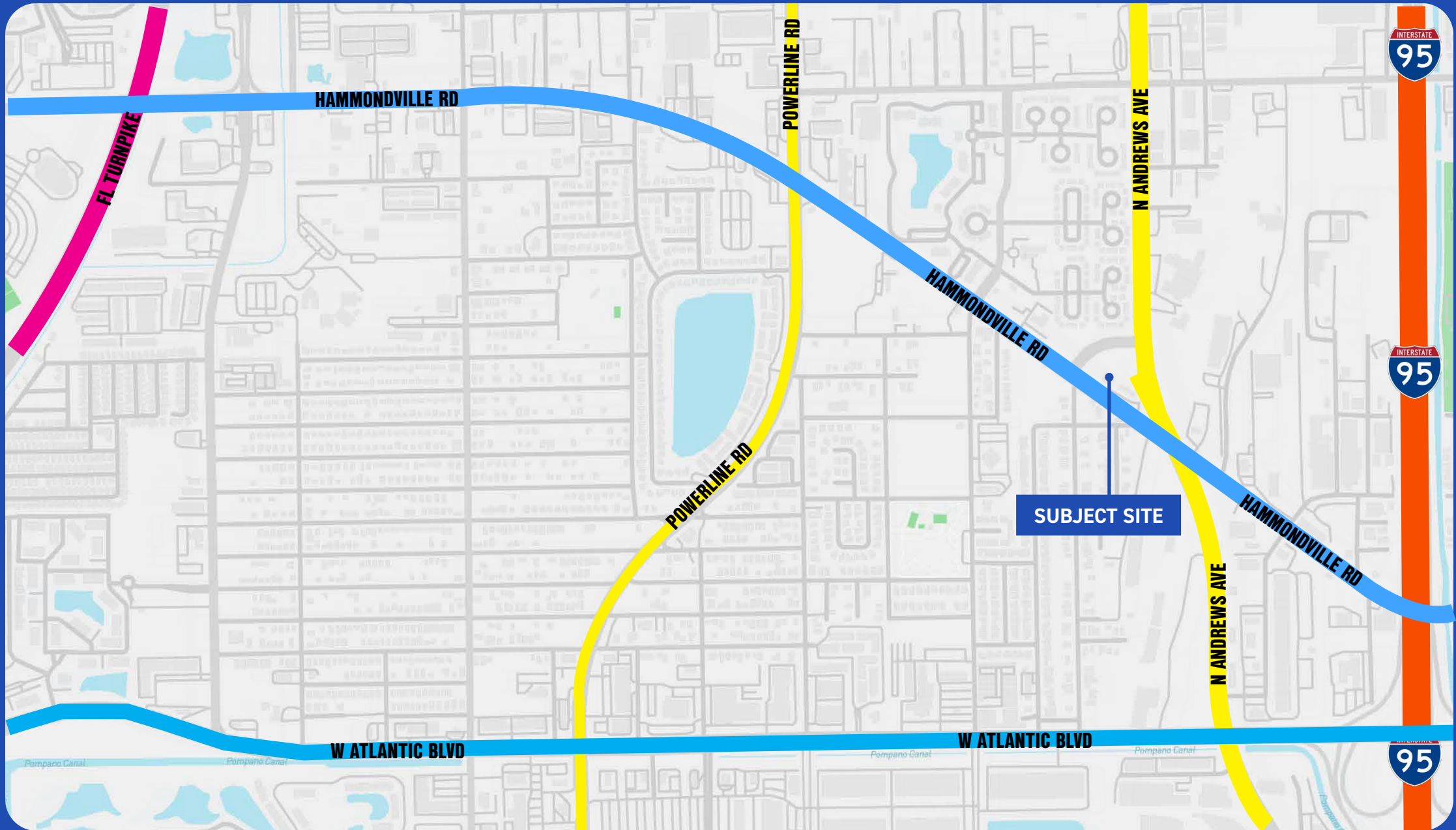


# BIRD'S EYE VIEW





# LOCATION MAP





# APEX

CAPITAL REALTY

**DANILO AQUINO**

Commercial Advisor

786 201 3020

[Danilo@apexcapitalrealty.com](mailto:Danilo@apexcapitalrealty.com)

561 NE 79 ST, Suite 420

Miami FL 33138

305 570 2600

[www.apexcapitalrealty.com](http://www.apexcapitalrealty.com)

