



1091 Northwest 31st Avenue  
Pompano Beach, FL 33069

MLS  
# F10441017  
PRICE \$995,000

## INDUSTRIAL OFFICE/WAREHOUSE CONDO



Commercial



3,250 SQFT



1 Baths

## PROPERTY DETAILS

A wonderful industrial condo offering 3,250 SF of income-producing space. This clean and well-maintained office/warehouse unit (Unit #C5) comes with a tenant on a 5-year lease, ensuring steady income. Located in a fenced, gated business complex with direct access to Florida's Turnpike, this property is zoned B-4 (intensive business), making it ideal for warehousing, storage, or various business operations. The unit boasts ample natural lighting, concrete tilt-up walls, a twin "T" roof, 21 ft. clear ceilings, and a roll-up door measuring 12'W x 14'H. The property's prime location and high-quality construction make it a valuable investment opportunity.



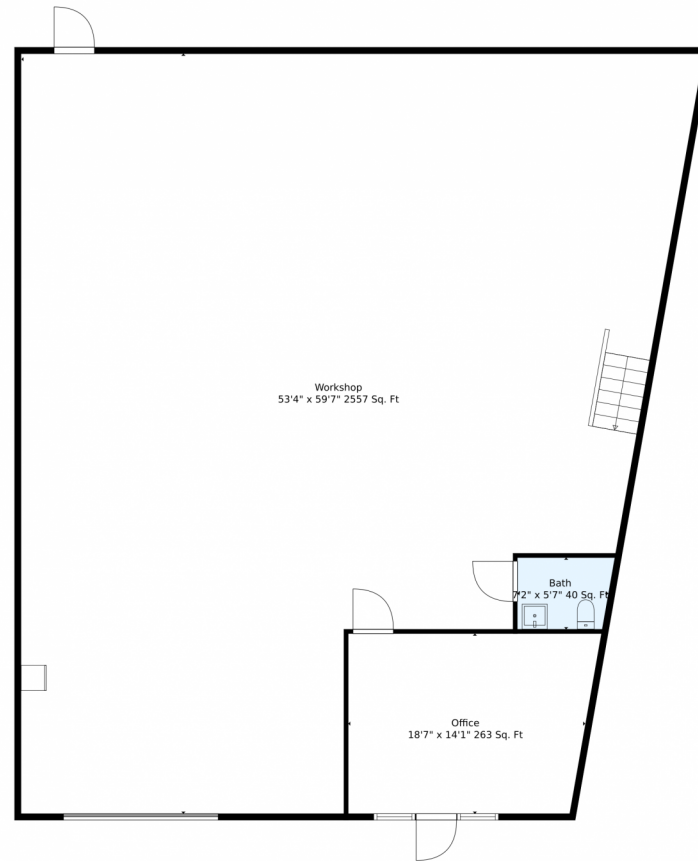
**Kim Winters**  
954-695-2416  
kimwinters1@gmail.com



Scan code  
for more  
property  
details



1091 Northwest 31st Avenue, Pompano Beach, FL 33069 – First Level



Total scanned area: 3392 sq. ft

Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.

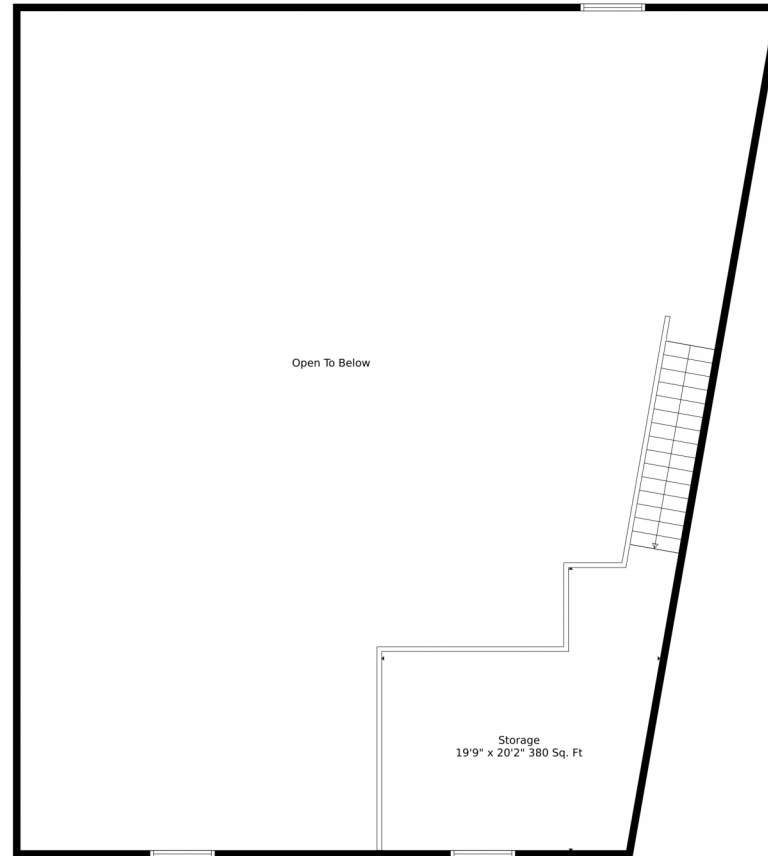
Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.



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1091 Northwest 31st Avenue, Pompano Beach, FL 33069 – Second Level



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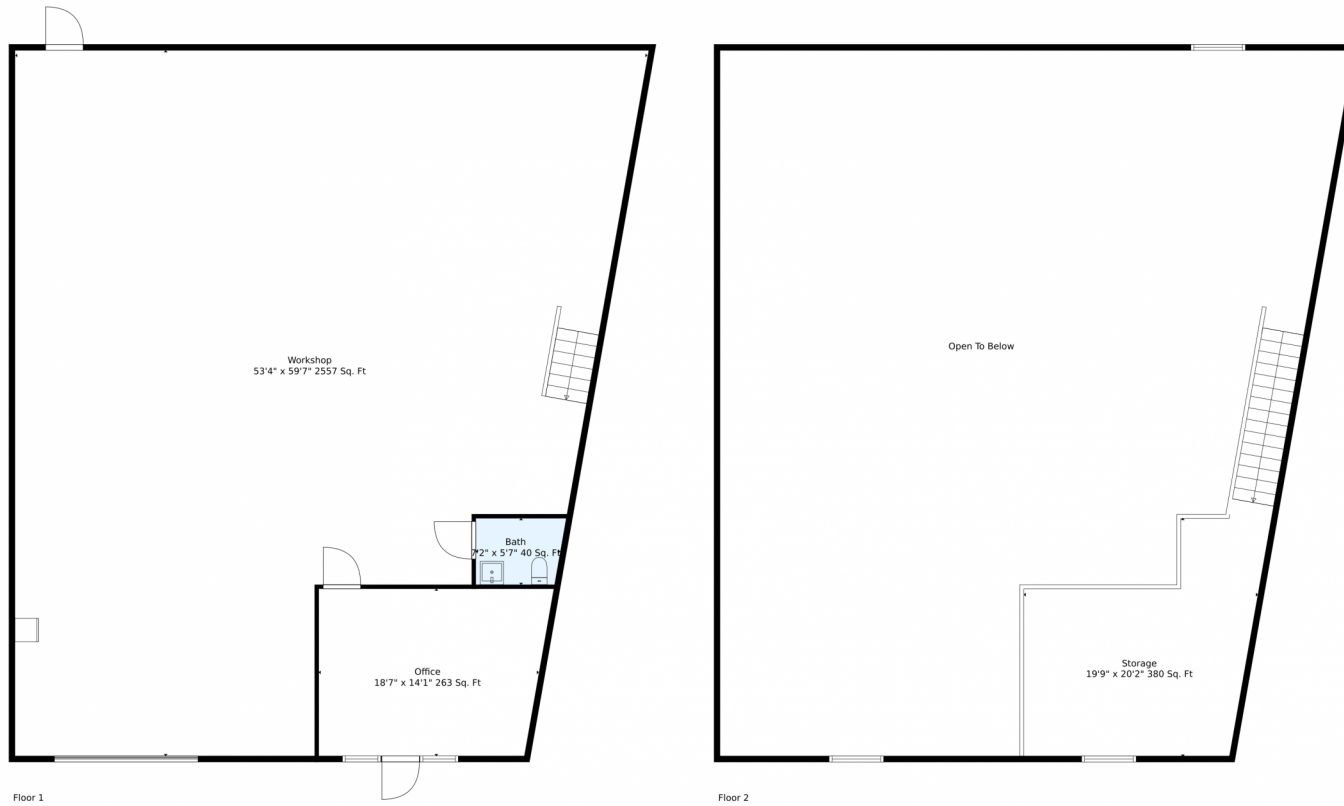
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1091 Northwest 31st Avenue, Pompano Beach, FL 33069 – All Levels



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