



4180 NW 10<sup>th</sup> Ave.,  
Oakland Park, FL 33309

# JUST SOLD

## Sales Price: \$1,300,000



### PROPERTY HIGHLIGHTS

- Established Single Tenant - NNN Lease
- Price/Sq. Ft.: \$169.94
- Cap Rate: 7.09%
- Building Size: 7,650 Sq. Ft.
  - Warehouse: 4,375 Sq. Ft.
  - Office: 3,125 Sq. Ft.
- Lot Size: .54 Acres
- Zoning: I-1: Light Industrial
- Loading: 2 Overhead Doors: Drive In & Dock High
- Ceiling Height: 14'

### PROPERTY OVERVIEW

Rich Commercial Group is pleased to announce the sale of 4180 NW 10<sup>th</sup> Ave. in Oakland Park, FL. Conveniently located just west of I-95 between Commercial Blvd. and Oakland Park Blvd. The property was purchased by an investor looking for in-place income.



For more  
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