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 Sr. Commercial Investment & Fine Homes Specialist



 Listing

**817 SE 9th Street Deerfield Beach, FL 33441**



**List Price:** \$559,000  
**MLS #:** [R10614697](#)  
**Status:** Active  
**Type:** Commercial/Industrial  
**Prop Class:** Commercial/Industrial  
**County:** Broward County  
**Year Built:**  
**Acres:** 0.0801959  
**MLS Area:** 3313  
**Zoning:** B-1

**Virtual Tour:** [https://youtu.be/RmUy0I1K\\_dg](https://youtu.be/RmUy0I1K_dg)  
**Legal Description:** PALM PLAZA 47-18 B LOT 12,13 S 5

**Remarks:** Incredible value add opportunity for owner user or investor in Deerfield Beach. Seller Financing Available. The property is located in the retail dense, Federal Highway corridor featuring average daily traffic of 42,500 cars. Driving distance to the beach is less than two and a half miles from property to sand. All impact windows. Zoning is desirable B-1, adding significant flexibility in zoning allowances such as many retail and office uses, see attached zoning document. Demand drivers in the area are high including proximity and access to strong neighborhood demographics. The subject property is currently vacant thereby allowing the greatest flexibility for value-added repositioning through renovations immediately.

**Directions:** SE 10th St to Federal Highway, North to SE 9th St,

**General Information**

**Sale Includes:** Building & Land  
**Prop Location:** City Location, Shopping Center  
**Construction:** Concrete Block Construction, Cbs Construction  
**Roof Desc:** Built-Up Roof, Composition Roll, Various Material(S) Roof  
**Column Desc:**  
**Waterfront:** No  
**Fire Protection:** No Fire Protection  
**Ceiling:**  
**Improve Ht:**  
**Miles to Exprss:** 2  
**Flooring:** Tile Floors  
**Max Ceiling Ht:** 12.0000  
**Occupancy %:**  
**# Tenants:** 0  
**Int Ceiling Ht:** 10.0000  
**Miles to Bch:** 1  
**# Meters:**

**Additional Information**

**Heating:** Central Building A/C  
**Cooling:** Central Building A/C  
**Water:** Public Water

**Sewer:**

**Financial Information**

**Taxes:** \$9,844/2019  
**Terms:** Cash, Conventional

**Customer Full**

05/30/2020 12:13:41 AM

 Photo Gallery

R10614697 [817 SE 9th Street Deerfield Beach, FL 33441](#) \$559,000



Front ed

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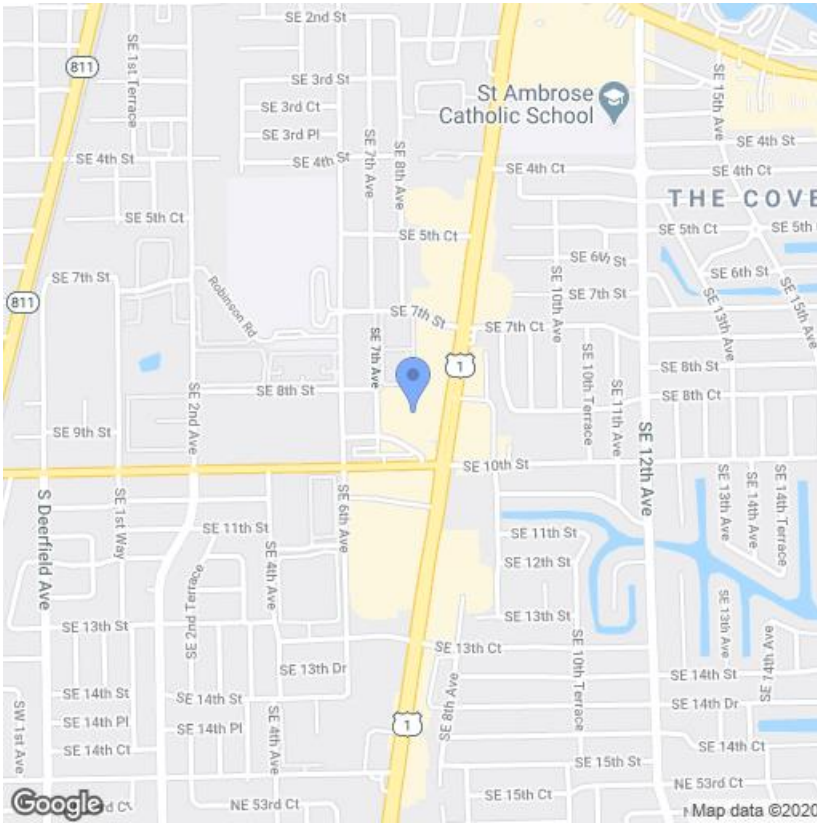
817 SE 9th thumbnail



R10614697

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\$559,000



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