

**541 South State Road 7
Margate, FL 33068**



- ALL EXPENSES INCLUDED (Utilities, Taxes, Maintenance) NO CAM!
- Plenty of Parking
- Excellent Demographics
- Location Convenient to FL Turnpike & I-95
- 25 Minutes from Ft. Lauderdale International Airport & Seaport
- Broker Participation Welcome
- Zoning is B-2 & Includes:

Total Building Size: **24,000 Sq. Ft.**
Land Area: **2.62 Acres**
Parking Spaces: **112 (5:1)**

Professional/Business Offices, Non-Academic Schools of Instruction, Sales Offices, Travel Agencies, Art/Photo Galleries, Photographers, Finance/Mortgage/Brokerage Institutions.

