

RJ REALTY

Commercial & Investment Properties

PRICE REDUCED

For Sale

Property Tours by Appointment Only



\$3,800,000

9.27% Cap Triple Net

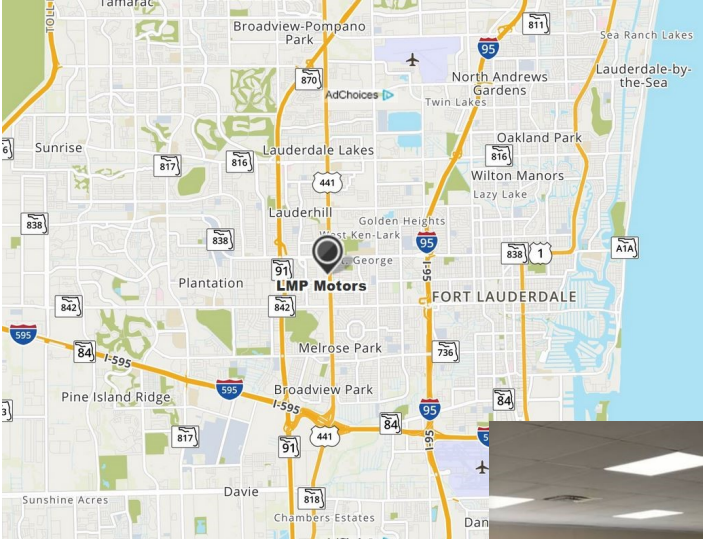
LMP MOTORS HQ

RJ Realty, as the exclusive marketing agent, is pleased to present investors the opportunity to purchase LMP Corporate and Flagship dealership for sale on a Triple Net Bases. The property is located in one of the main Auto districts of Broward County, Florida. This is truly a one-of-a-kind property in a one-of-a-kind location.

RJ Realty
Lic. Real Estate Broker
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For Additional Information Call
Ron Osborne
Broker
BK 165590

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special conditions imposed by our principals.



Location:	601 N STATE ROAD 7, PLANTATION, FL	
Building:	8,771 sf	
Land:	54,462	
Zoning:	Zoned: SPI2-AM	
Lease Term:	5 years	1 Five year options
Annual Rent Increases	3%	
Lease Type:	NNN	
Current NOI:	\$352,260	
Suggested Offering Price:	\$3,800,000	
Triple Net Cap Rate:	9.27	

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