

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

**BEST  
DEAL  
IN TOWN**



- 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: **36,500 Sq. Ft.**  
Land Area: **3.88 Acres**  
Parking Spaces: **220 (6:1)**

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

