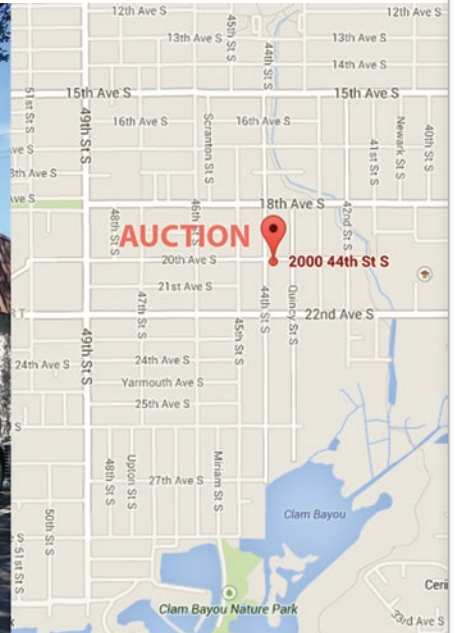


FOR SALE BY PUBLIC AUCTION

CORPORATE RELOCATION



WHEN

Wednesday, May 14th
@ 11am

WHERE

On Site:

2000 NE 44th St.,
Lighthouse Point, FL

PREVIEW

Day of Sale from 9-11am

Suggested Opening Bid: \$600,000

Former Medical Office Building with great curb appeal in preferred location. Can be used as multi-tenant or single occupant property. Pre-installed features for medical examination and x-ray rooms.

- 4 separate multi office units
- Total Sqft. Bldg.: 5,971
- Total Sqft. Lot: 0.34ac
- Year: 1990
- ADA compliant
- Elevator
- 29 parking spaces
- Fiber Optic Cable connected
- Power Panels Upgraded for high energy usage
- Great Curb Appeal
- Very convenient location



Klaus Sinn (561) 249-4020 ext. 0199

Terms and conditions:

At the Auction, winning bidder will be required to place a 5% deposit based on the purchase price of the property with the escrow agent. Personal or business check will be accepted. The balance will be due at closing within 45 days. The Seller will pay for and provide a Title Insurance Policy. The Seller will provide the deed. The Buyer will pay for the Documentary Stamps. All prorations will be as of closing day. A 10% Buyer Premium will be added to the bid to create the purchase price. Real Estate Galleria and the Seller expressly disclaim any liability for errors, omissions or changes regarding any information provided for this sale. Potential purchasers are strongly urged to rely solely upon their own inspection and due diligence in preparing to purchase this property and are expressly advised not to rely on any representation made by the seller or their agents. Real Estate Galleria represents the seller only.