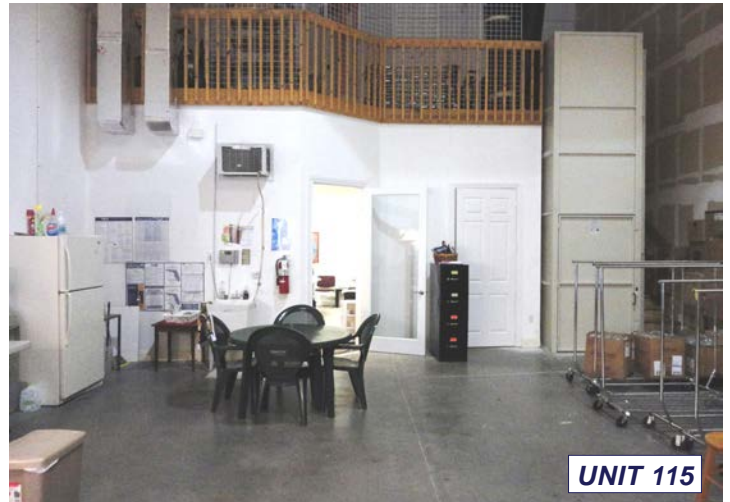


FOR SALE - FLEX/WAREHOUSE CONDO UNITS

WESTROADS COMMERCE CENTER, 4188 WESTROADS DRIVE, RIVIERA BEACH



Two Adjacent Commercial Condo Units Available - 4,491 Total Sq.Ft.

- **Unit 115: 2,241 Sq.Ft.**
 - Office / Warehouse
 - 100% Fully Air Conditioned
 - Two Offices & Finished Mezzanine Area with Lift Access
- **Unit 116: 2,250 Sq.Ft.**
 - Open Warehouse Area
- **Solid Poured Concrete Construction**
- **24 Ft. Interior Clear Height**
- **10 Ft. x 12 Ft. Grade-Level Overhead Doors**
- **Monitored Fire Sprinkler System**
- **24 Gauge Direct-Mount Hurricane Shutters for Storefront Opening**

Offered At \$550,000 (Both Units)

- Or Subdivided At: **Unit 115 - \$300,000**

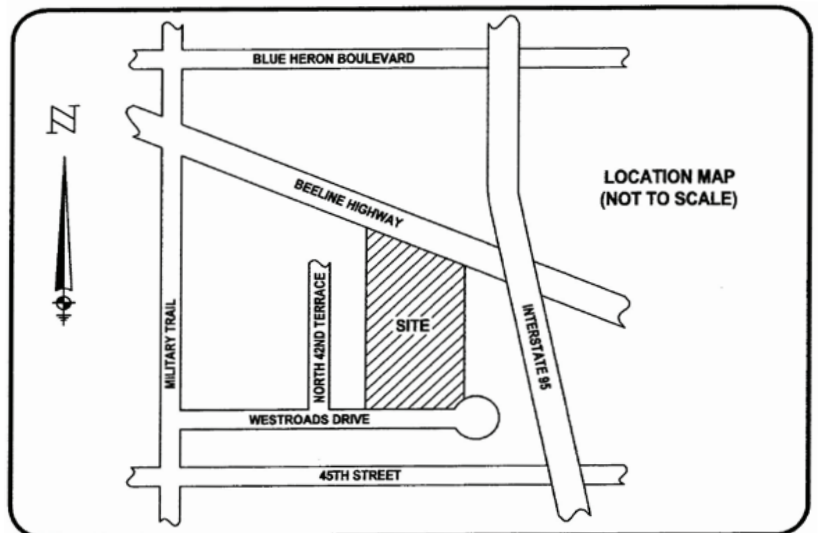
Unit 116 - \$250,000

CONTACT: 561-624-5888

Scott Hinterleiter

Email: scott@cra.email

Licensed Real Estate Sales Associate



CAPITAL REALTY ADVISORS, INC.
Professional Real Estate Services

COMMERCIAL REAL ESTATE SERVICES

600 SANDTREE DRIVE, SUITE 109, PALM BEACH GARDENS, FL 33403 ▪ 561-624-5888 ▪ www.capitalrealtyadvisors.com

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.