

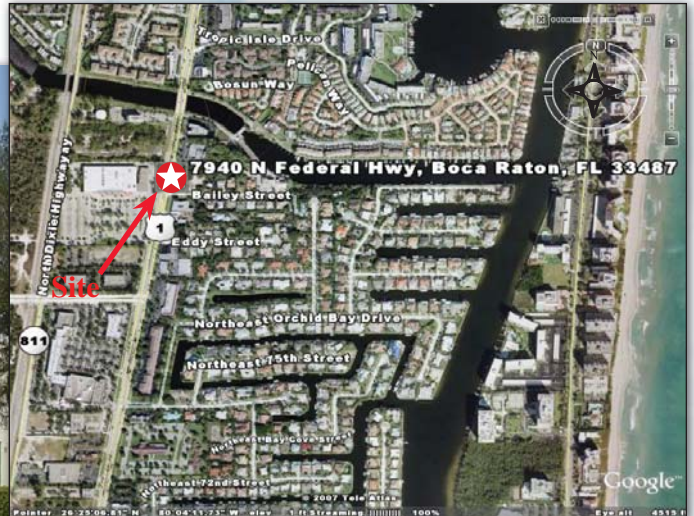


**CRES Commercial
Real Estate SFL**

BOCA BUILDING

Across the street from the future home of the
“Caldwell Theatre and the North Federal Hwy
Redevelopment Area (Nicknamed “Mini-Mizner”)

FEATURED FOR SALE



Fully Leased “Steinway Piano” Building
7940 N Federal Hwy
Boca raton, FL 33487

- Two Story, 14,208sf Office Building Potential to additional 6,000sf on second floor
- First Floor - 6,000sf Retail Space, currently occupied by “Steinway Piano Gallery”
- First Floor - 5,000sf office space, currently being occupied by “Wellness Center”
- Second Floor - 3,100sf also occupied by “Wellness Center” has Handicapped accessible elevator.
- 67+/- Parking Spaces
- Leases run through 2010 & 2011
- Building has potential to be divided into 3 Condos
- Price Reduced from: ~~\$4,000,000~~ to **\$3,800,000**

Diane K. Heinz, CCIM
Ext: 226

Cell: 561-239-8747

dianeheinz@prudentialcressfl.com

We Know.

**Prudential CRES Commercial
Real Estate SFL**
5301 N. Federal Hwy, Suite 150
Boca Raton, FL 33487
tel. 561-995-8887
fax. 561-995-7151
www.prudentialcressfl.com

Offices throughout South Florida

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