



# OFFICE BUILDING FOR SALE

441 SOUTH FEDERAL HIGHWAY  
DEERFIELD BEACH, FL 33441  
4,131 SF

**Sale Price: \$1,699,000**



- **90% financing available for owner-users.**
  - From \$169,900 down payment.
- **Below market, fixed interest rates.**
  - Approximate blended interest rate of 6.88%.
- **Up to 25 year amortizations with no balloon payments.**
  - Monthly payments as low as \$11,182.92.
- **Pre-approval within 24 hours/Commitments within 3 days/Closings within 45 days.**



**PRESENTED BY:**  
Julie Rogers  
ERA Southeast Realty  
Ph : 954.782.4900  
Fax: 954.782.7602  
erasoutheast@bellsouth.net  
www.era.com



**Mercantile Commercial Capital, LLC**  
*Providing Lending Solutions to the Small Business Community*

**FINANCING AVAILABLE:**  
Janet Garcia  
Mercantile Commercial Capital  
Ph : 305.632.1992  
janet@mercantilecc.com  
www.504experts.com