

# Freestanding Retail Building Available

## FOR SALE - \$1,750,000

**Property # 27970 – 3301 NE 30<sup>th</sup> Street  
Ft. Lauderdale, Broward County, FL 33308**

### Property Highlights

- Great location on NE 30<sup>th</sup> Street within walking distance to the beach and intercoastal waterway
- Across the street from a newly developed Publix grocery store
- Building Size 2,807 sq. ft.
- Year Built 1988
- ID # 4943 30 03 1500
- Land Size – .30 acres (12,938 sf)
- Zoned – Community Business District
- Good Access & Visibility
- 2025 Property Taxes - \$23,210

Will be Deed Restricted against being used as a Convenience Store (other restrictions may apply)

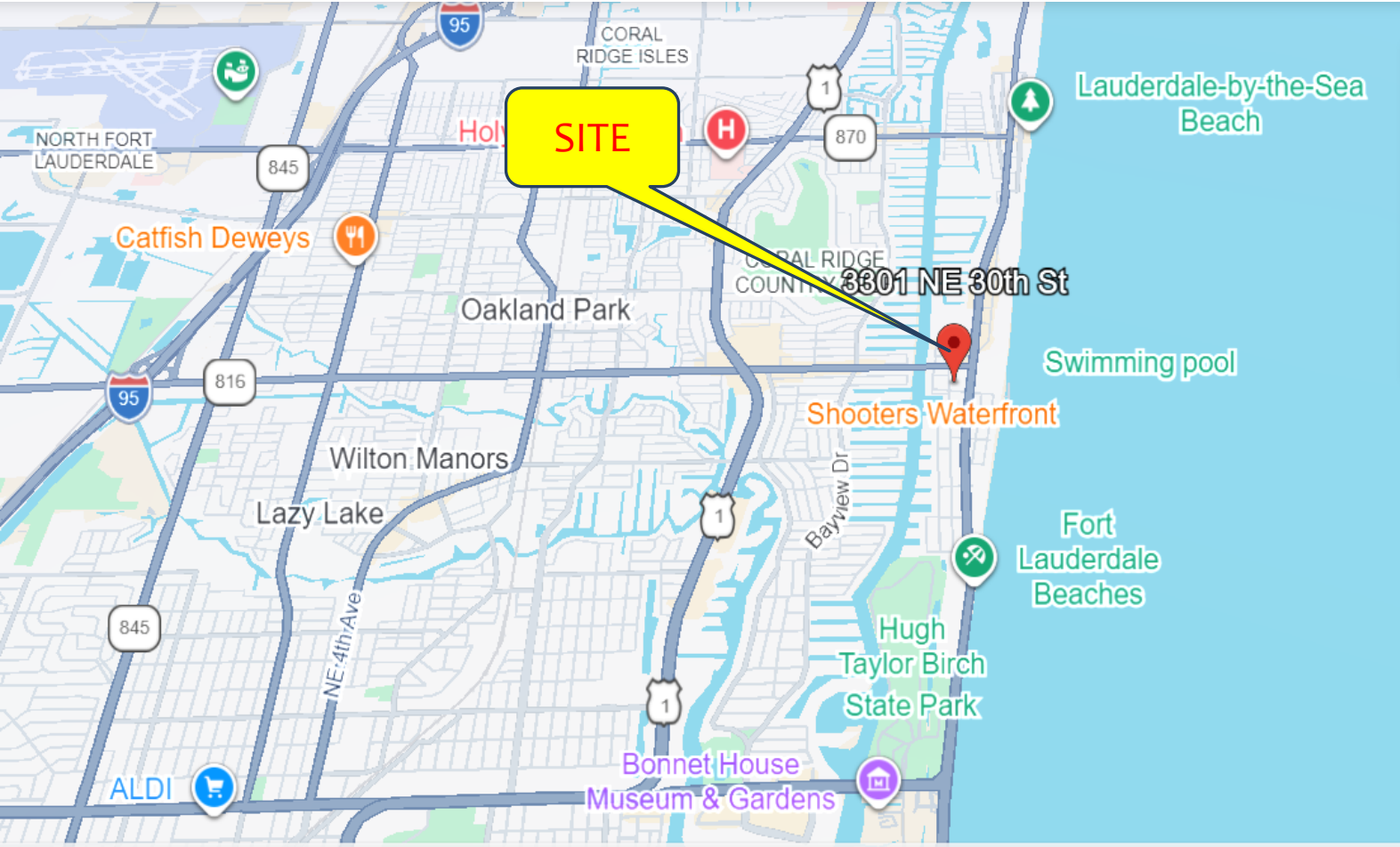


Contact:  
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365 Citrus Tower Blvd., Suite 102, Clermont, FL 34711 - [www.intrepidcre.com](http://www.intrepidcre.com)

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it. All information should be verified before entering into an agreement.

# Map of Area

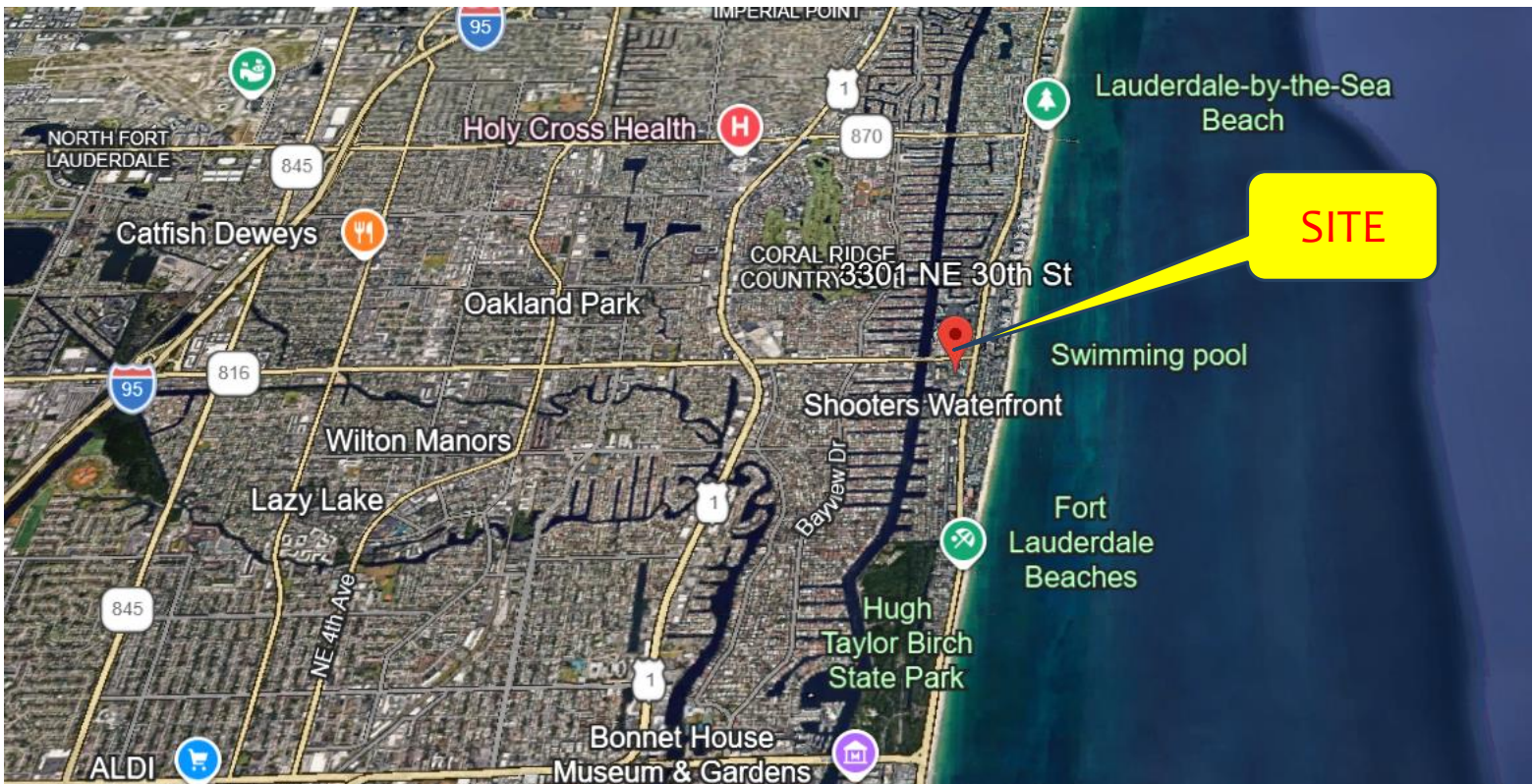


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# Overhead and High Aerial View



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