

RARE OPPORTUNITY AVAILABLE IN SOUTH FLORIDA

481 South Federal Highway Dania Beach, FL 33004



THE OFFERING

Colliers International Urban Core Division is pleased to present the opportunity to take part in the Renaissance of Dania Beach and purchase **2.53 acres** with **400+ feet** of Federal Highway frontage. Conveniently located between Miami and Fort Lauderdale, the **49,963 SF** building is currently home to the Gallery of Amazing Things and is one of South Florida's premier event venues.

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INVESTMENT HIGHLIGHTS



Multifunctional layout to adjust to any event's specific needs



50,000 SF of flexible space on 2 floors



Venue can accommodate up to 800 guests



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