



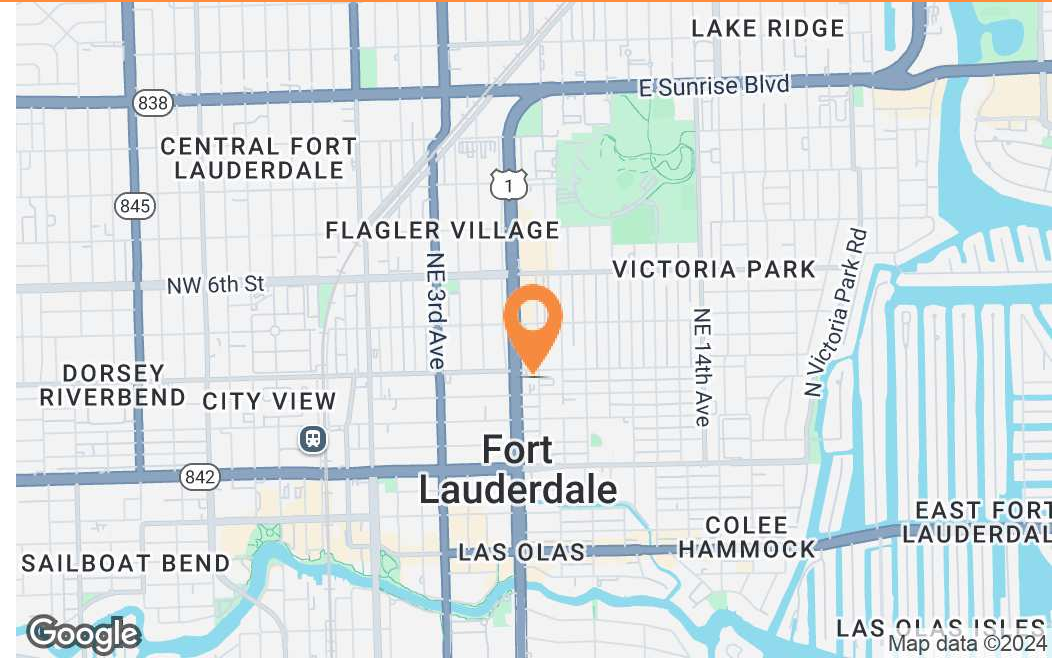
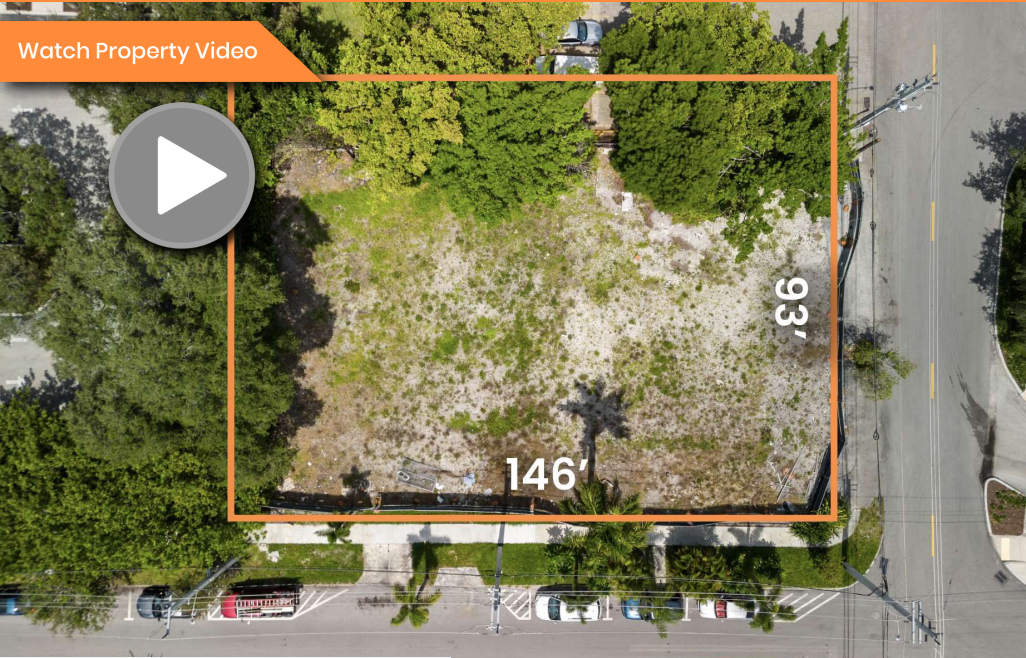
LAND FOR SALE

315 NORTHEAST 7TH AVENUE

**SITE PLAN APPROVED 53 LUXURY CONDO |
DOWNTOWN FT. LAUDERDALE**

FA
Commercial

Watch Property Video



- + LOT SIZE**
13,601 SF
- + SALE PRICE**
Subject To Offer
- + UNITS**
53
- + TOTAL GROSS AREA**
125,360 SF

PROPERTY OVERVIEW

FA Commercial is pleased to exclusively present this stunning property, spread across an impressive 13,601 SF, is a remarkable investment that perfectly combines space, location, and versatility. The combination of a prime location, the RAC-EMU zoning, and an impressive approved project plan for 53 luxury condominium units make this property an enticing prospect for those looking to make a lasting mark in the Fort Lauderdale real estate market.

PROPERTY HIGHLIGHTS

- **Site plan approved**
- Project plan for 53 Luxury Condominium Units
- Lot dimensions: 93' (NE 4th St.) & x 146' (NE 7th Ave)
- 55,877 SF of sellable area (51% efficiency)
- 106 Parking Spaces
- Floors: 15



NE 4th Street



NE 7th Avenue

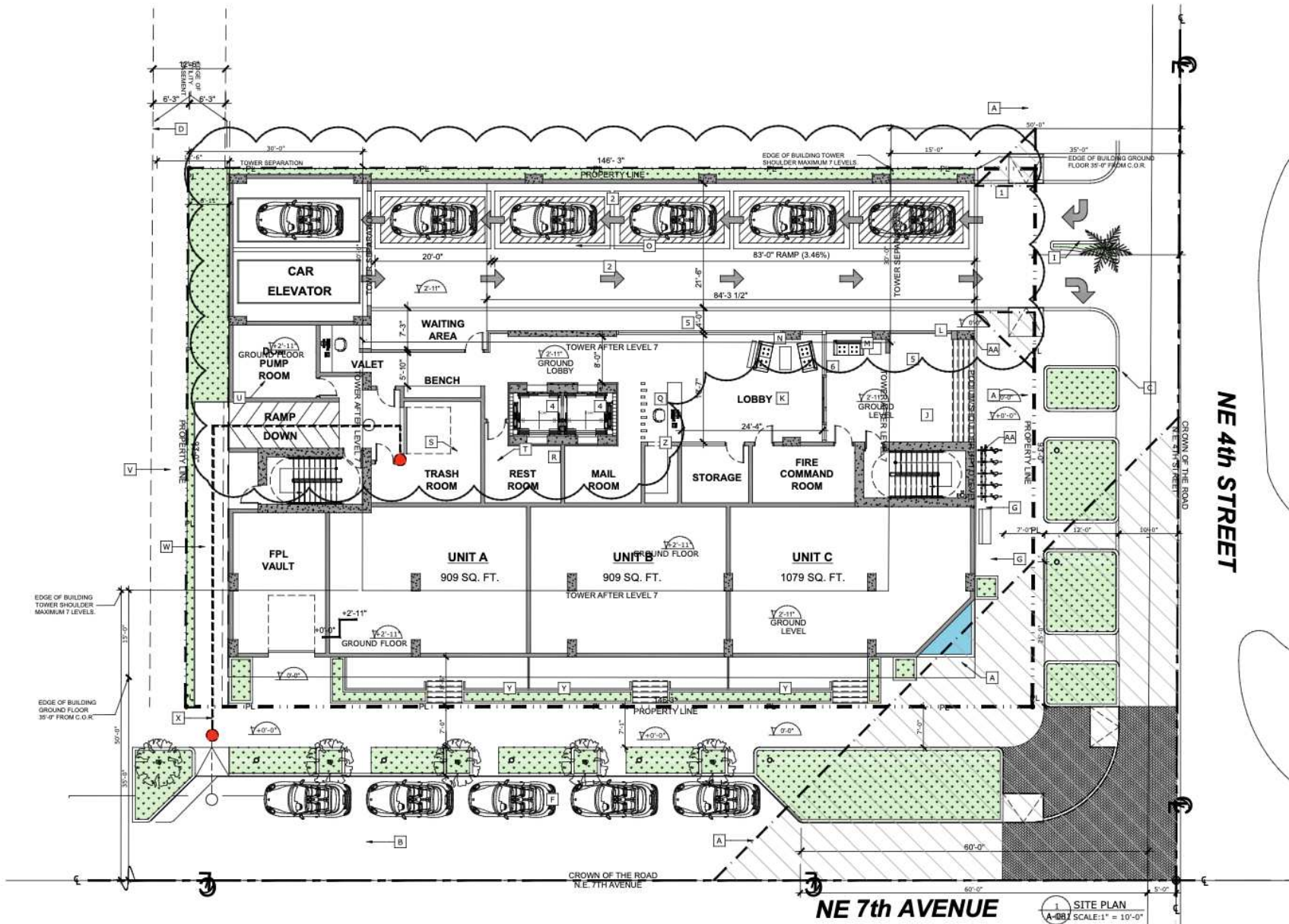


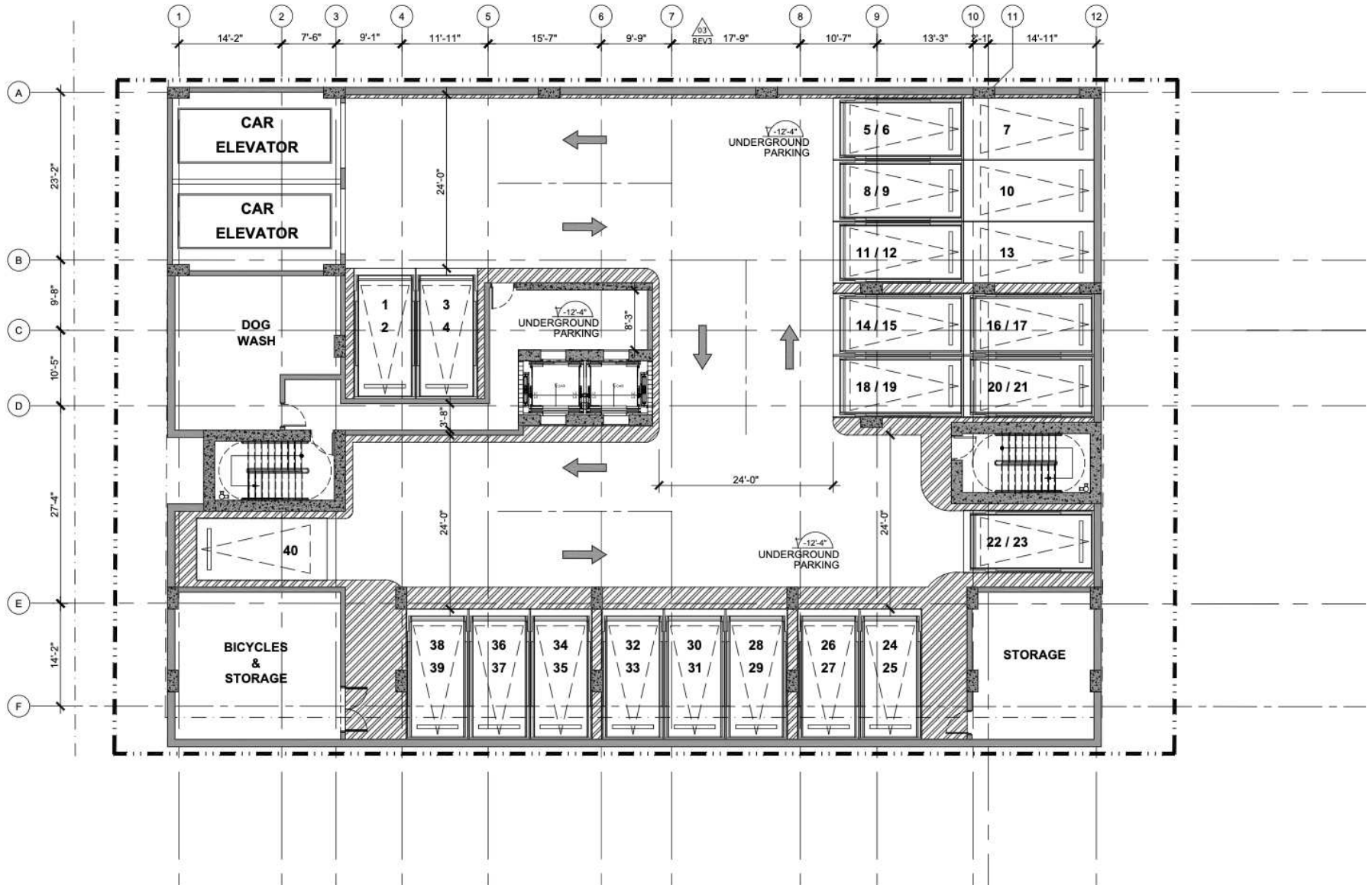






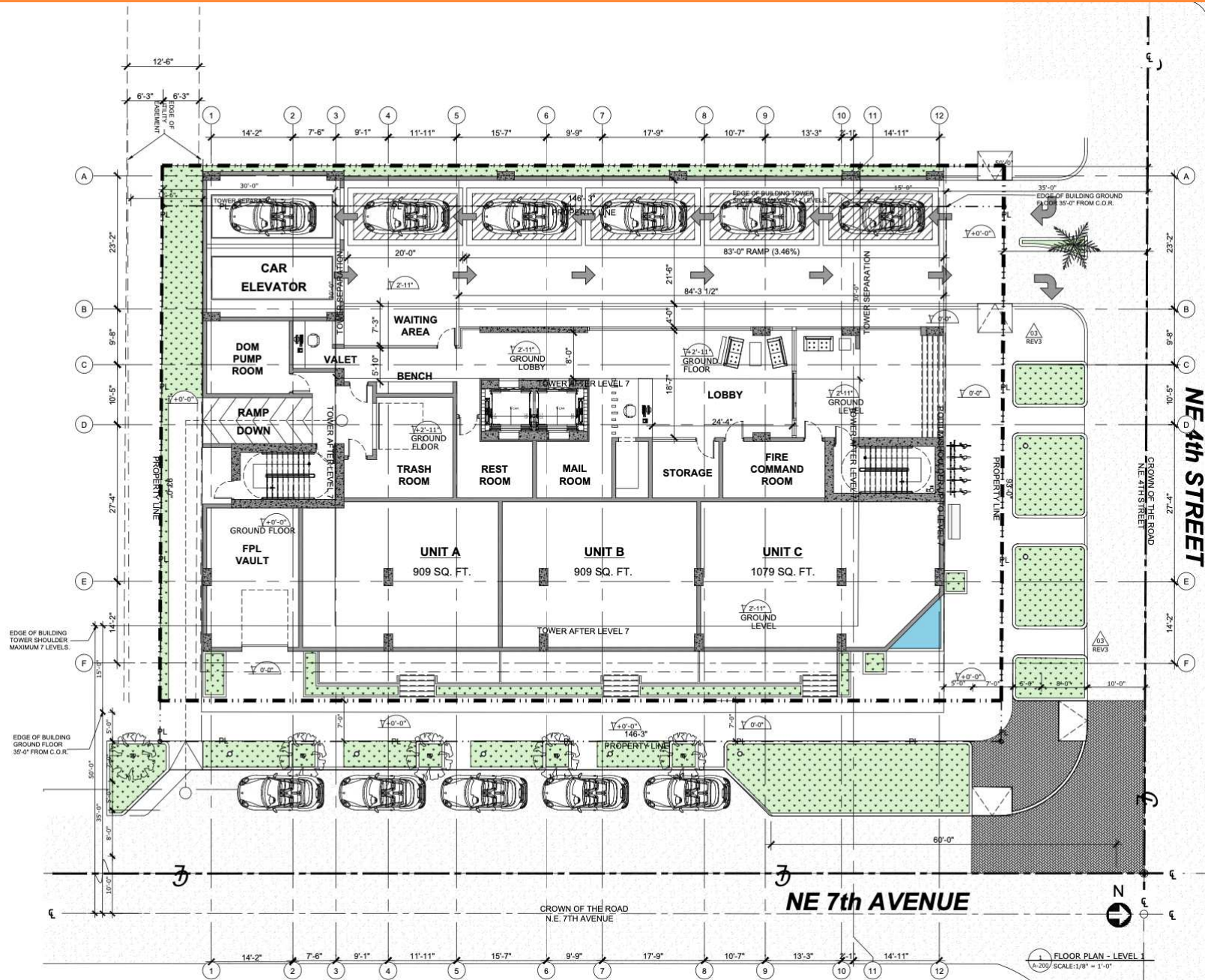


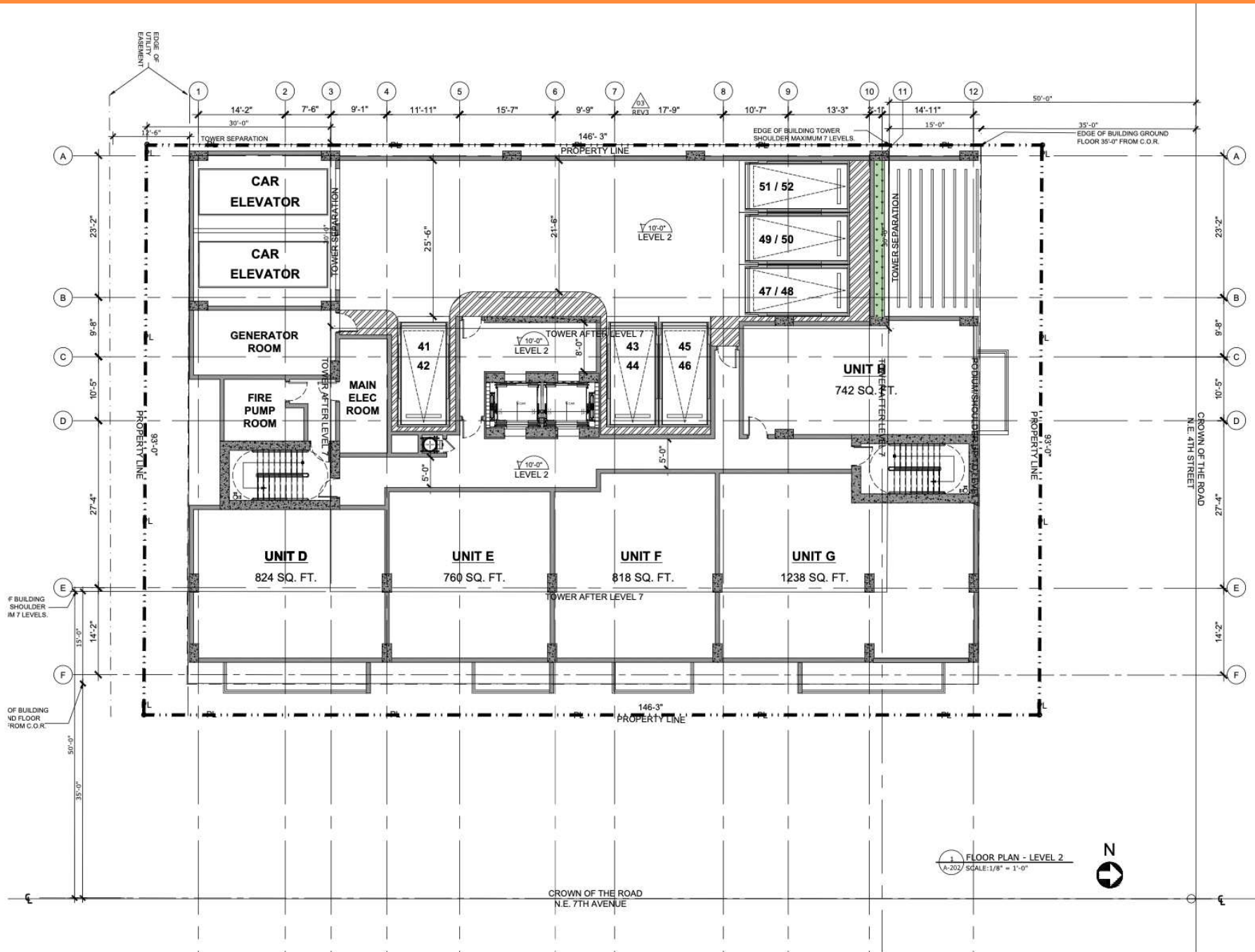


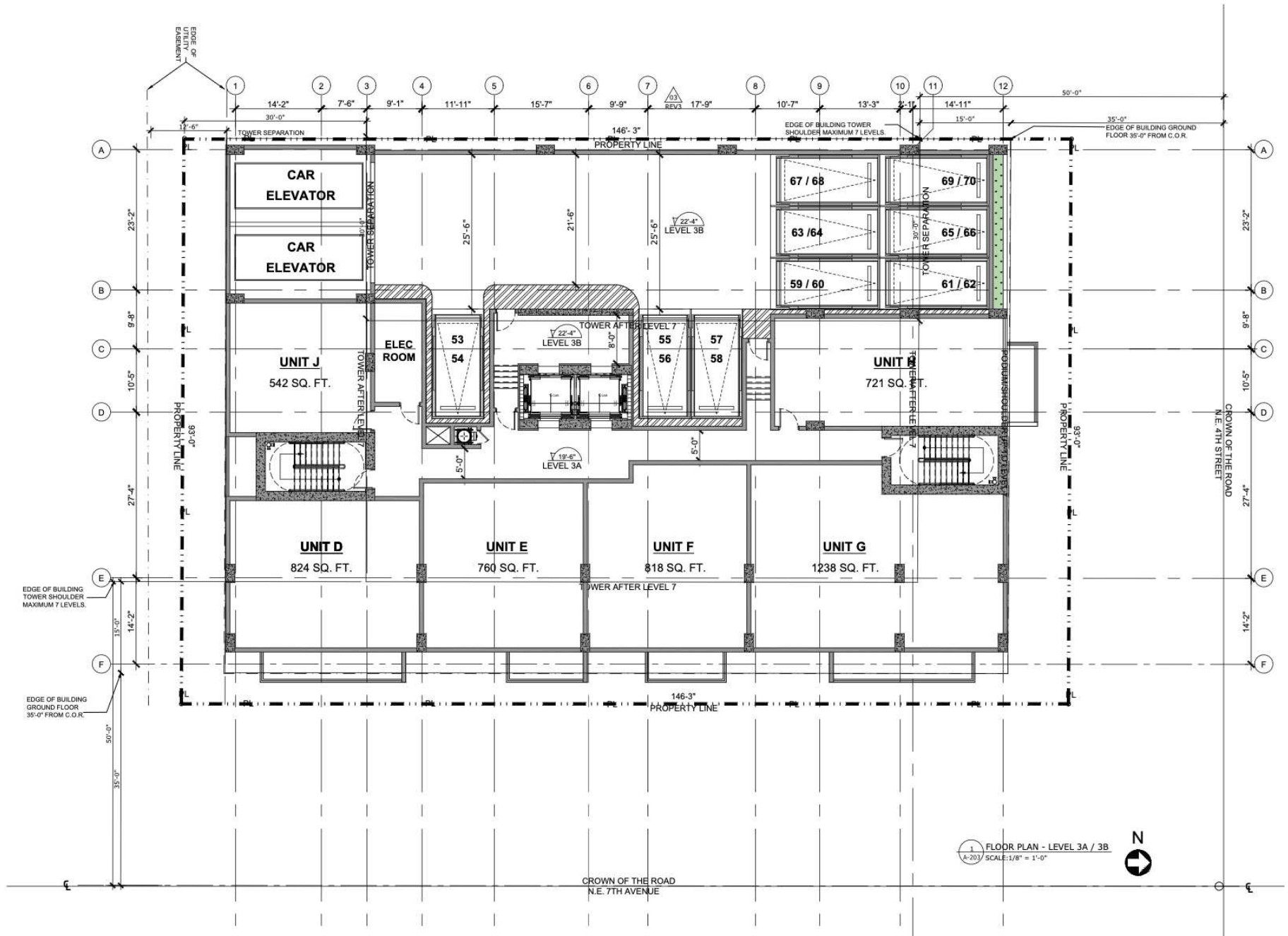


FLOOR PLAN - LEVEL 0.5
A-201 SCALE: 1/8" = 1'-0"



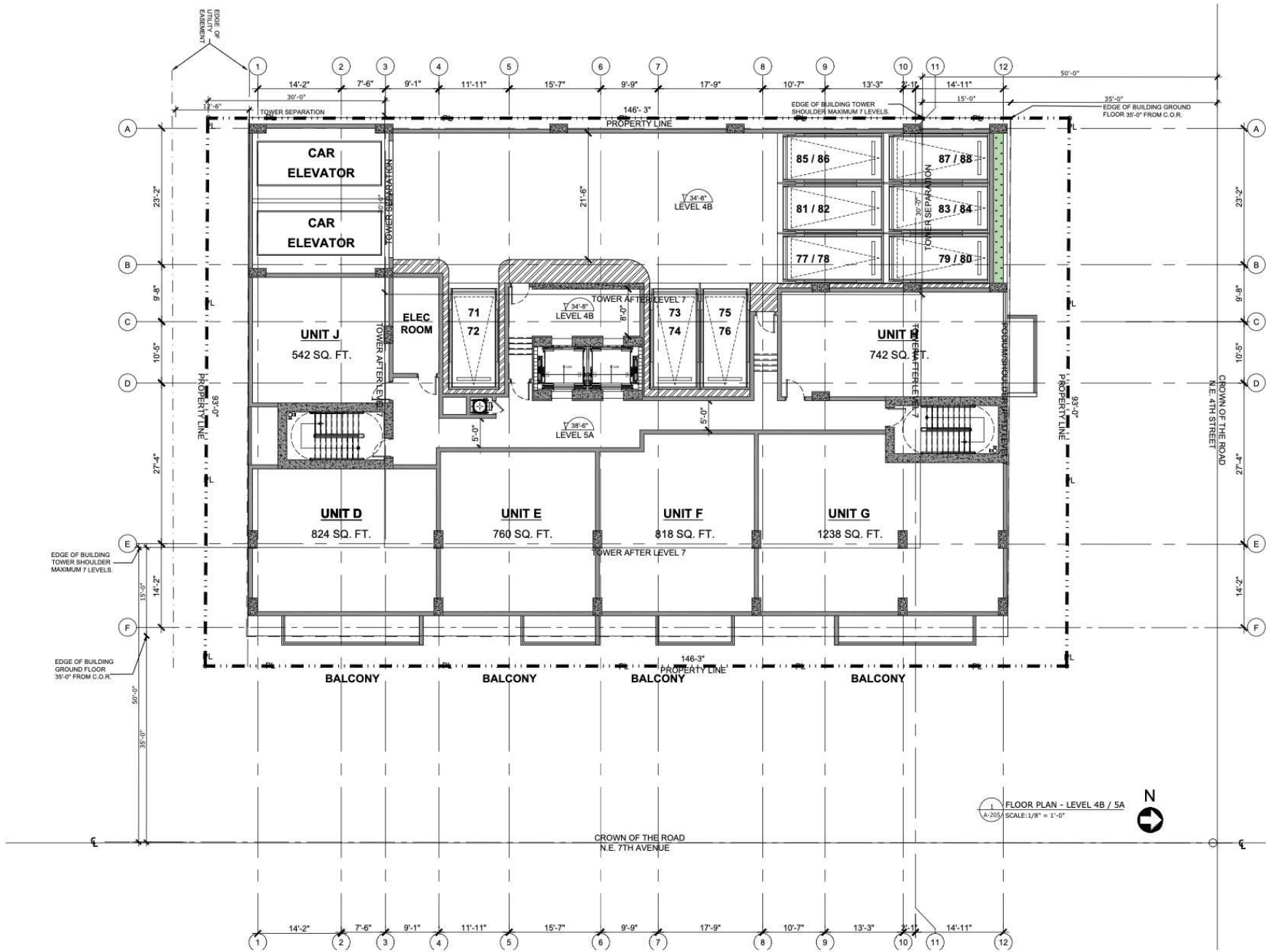


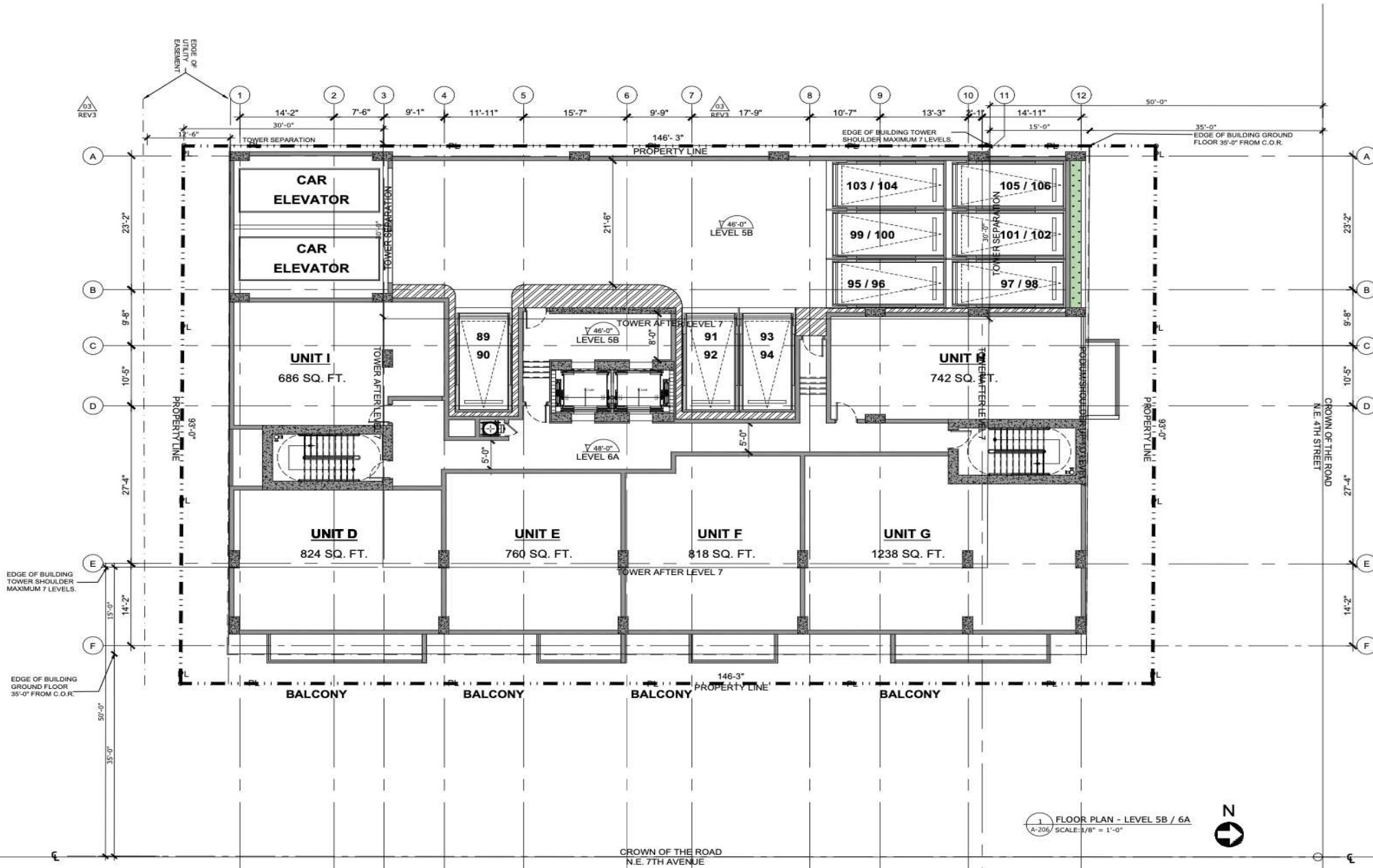




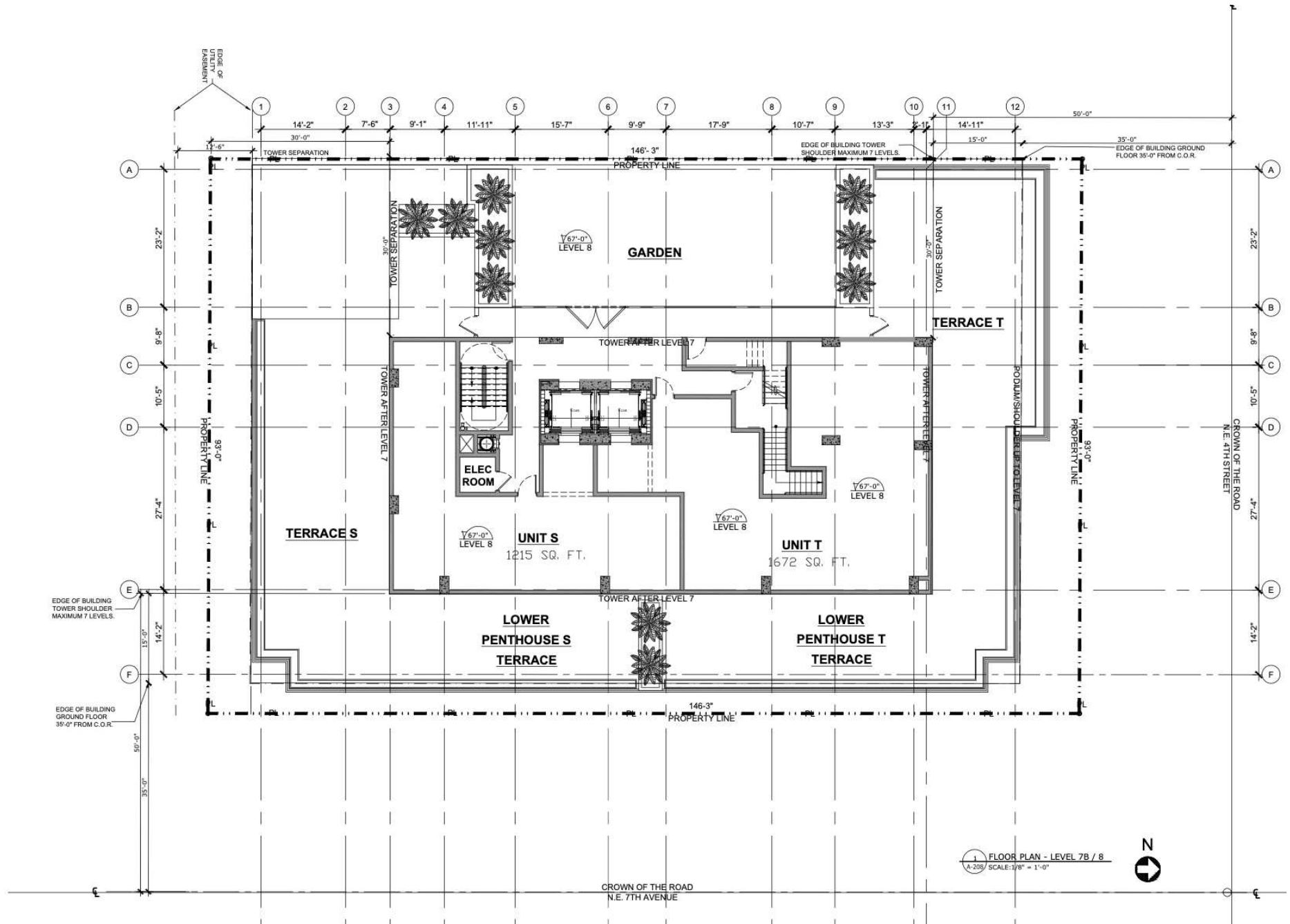
1 FLOOR PLAN - LEVEL 3A / 3B
A-203 SCALE: 1/8" = 1'-0"

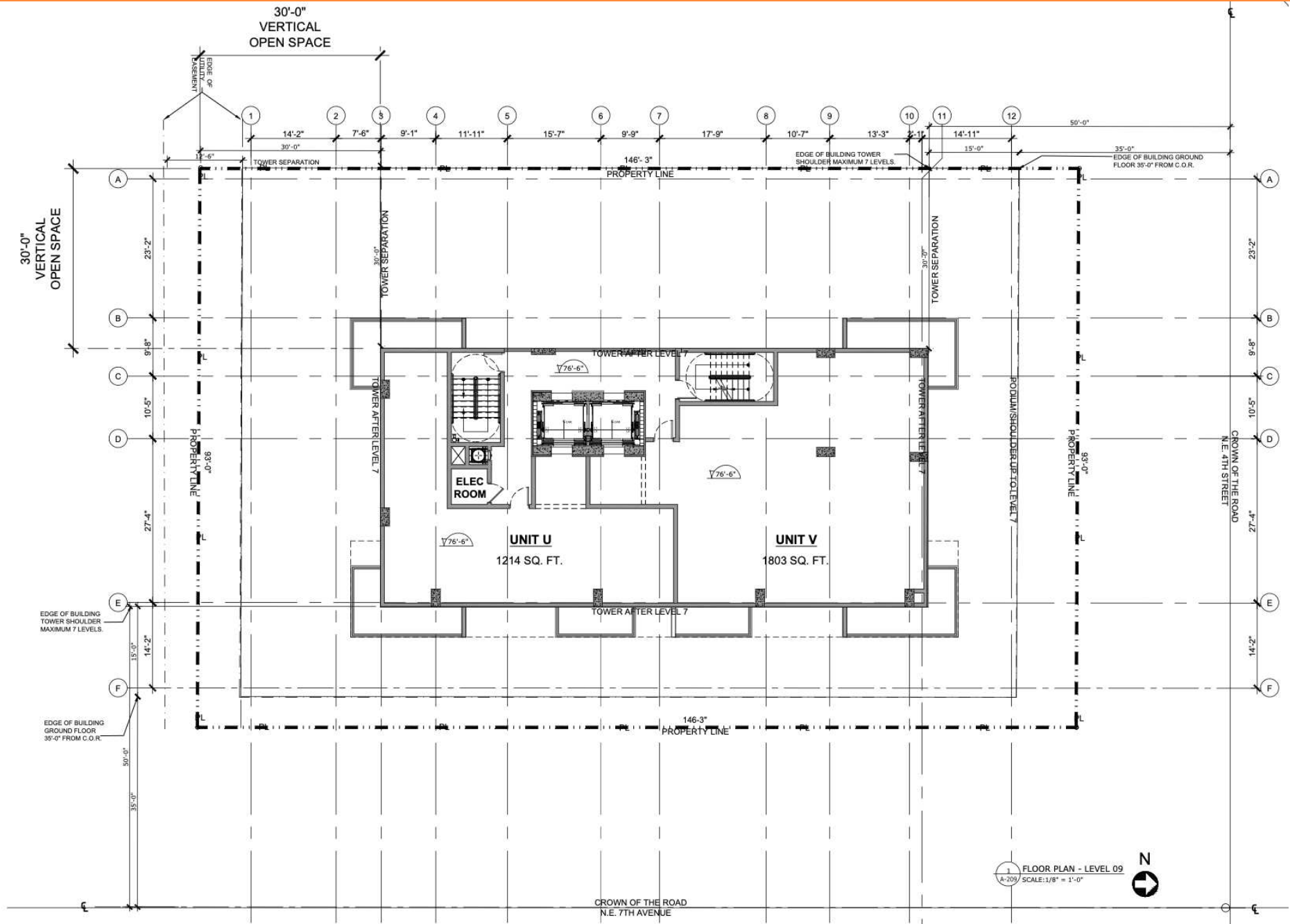






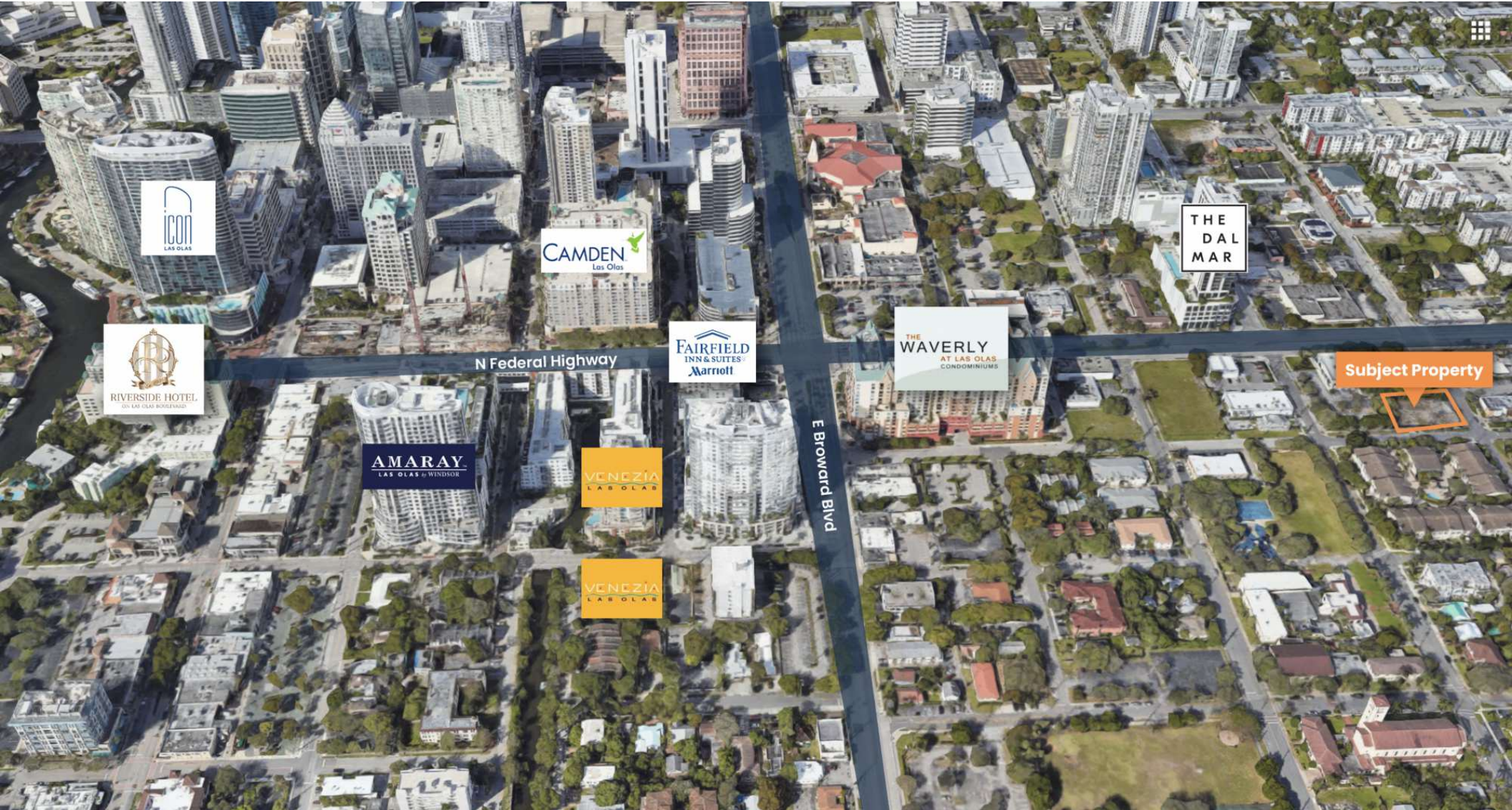
FLOOR PLAN - LEVEL 5B / 6A
A-206 SCALE: 1/8" = 1'-0"





FLOOR PLAN - LEVEL 09
A-209 SCALE: 1/8" = 1'-0"







FATVillage
FLAGLER ARTS, TECHNOLOGY

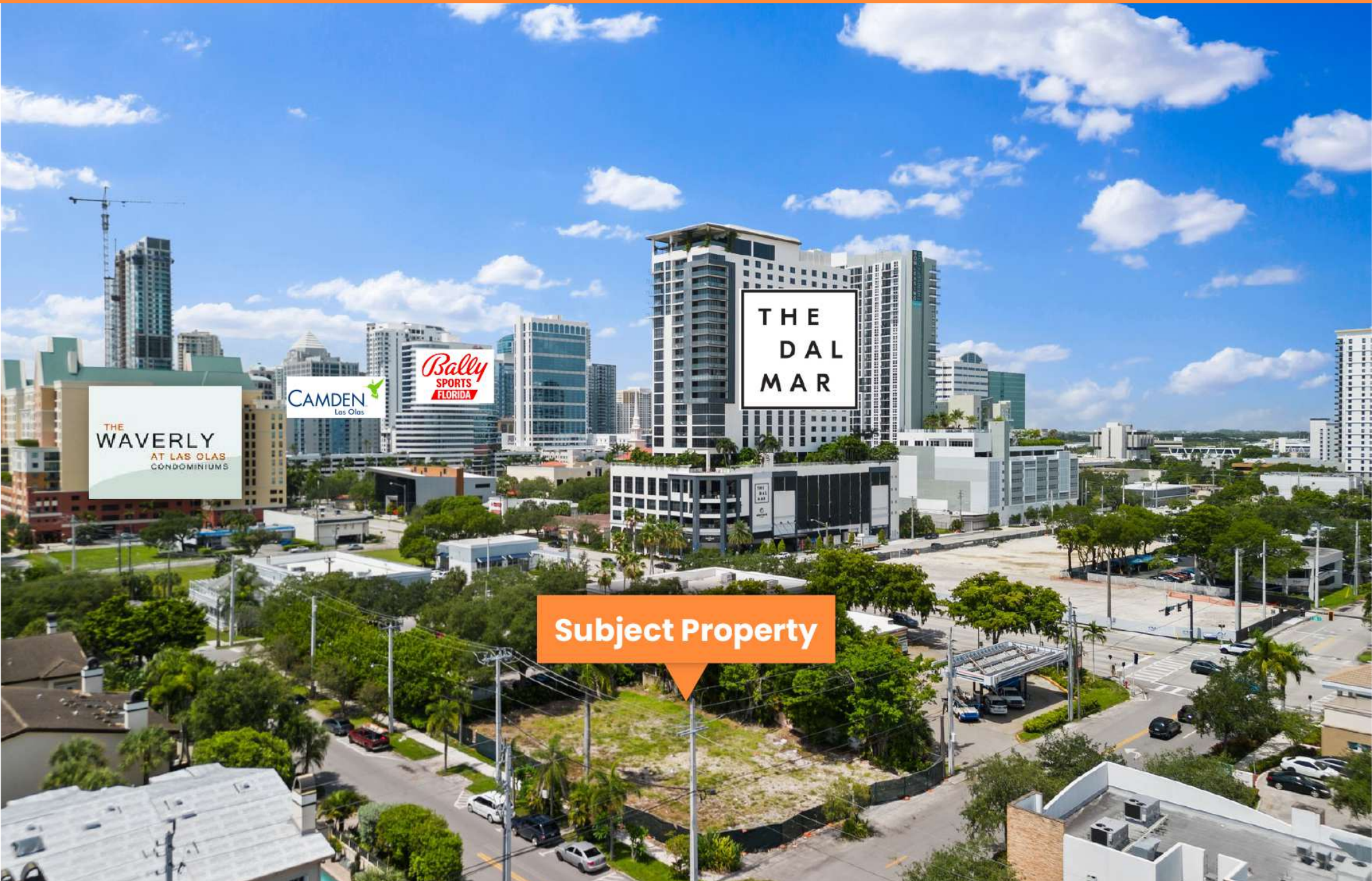
FLAGLER VILLAGE

COURTYARD
BY MACELOTT

Winn/Dixie

N Federal Highway

Subject Property



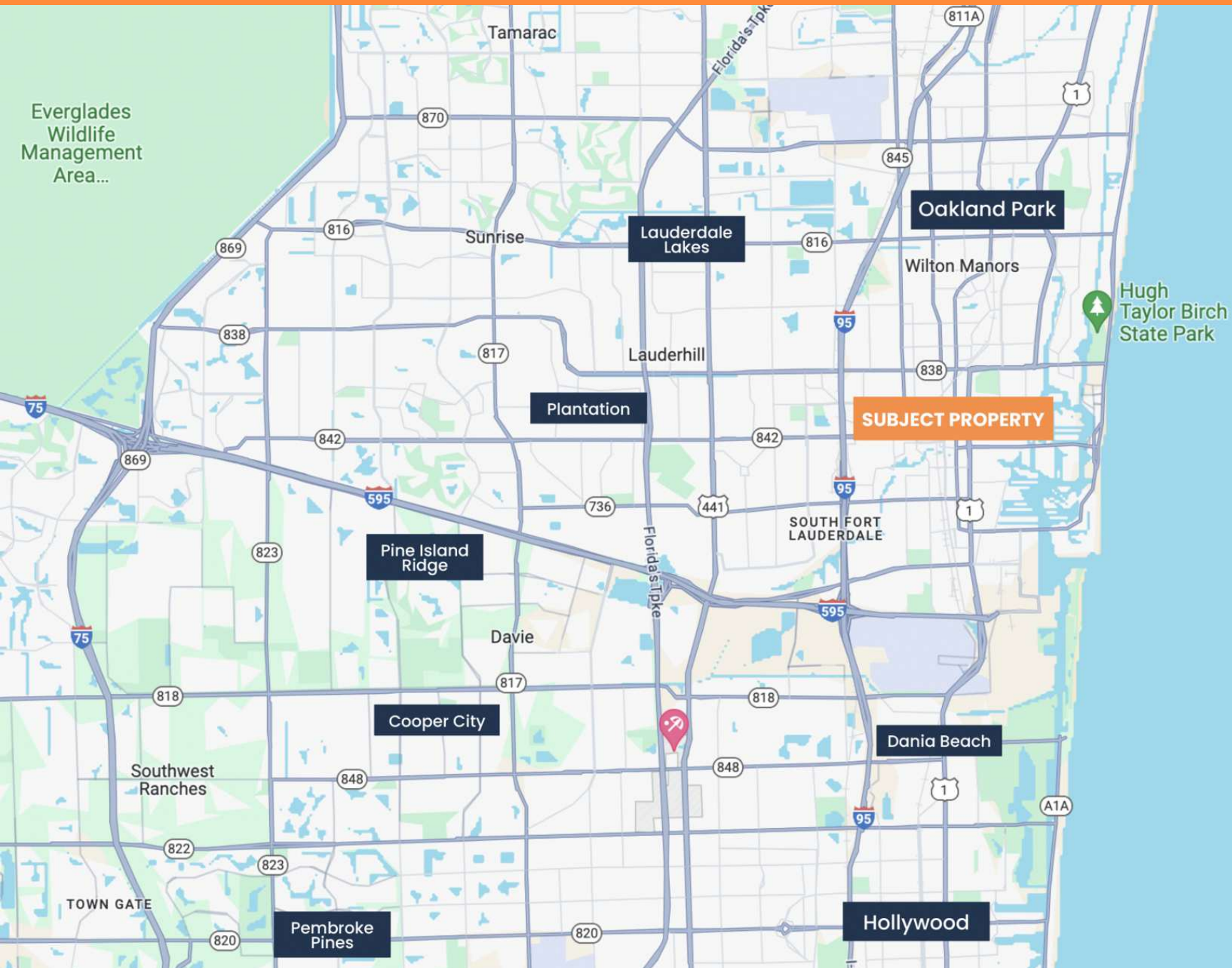
THE
WAVERLY
AT LAS OLAS
CONDOMINIUMS

CAMDEN
Las Olas

Bally
SPORTS
FLORIDA

THE
DAL
MAR

Subject Property





FORT LAUDERDALE
BEACH

LAS OLAS BEACH

NURM ISLES

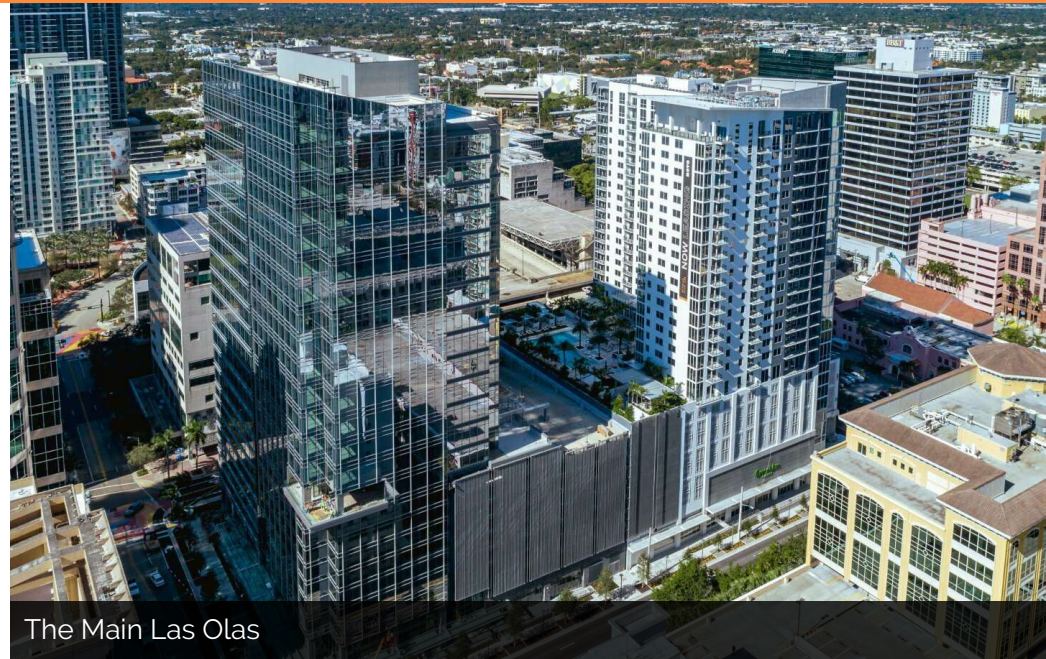
Subject Property

NE 4th Street

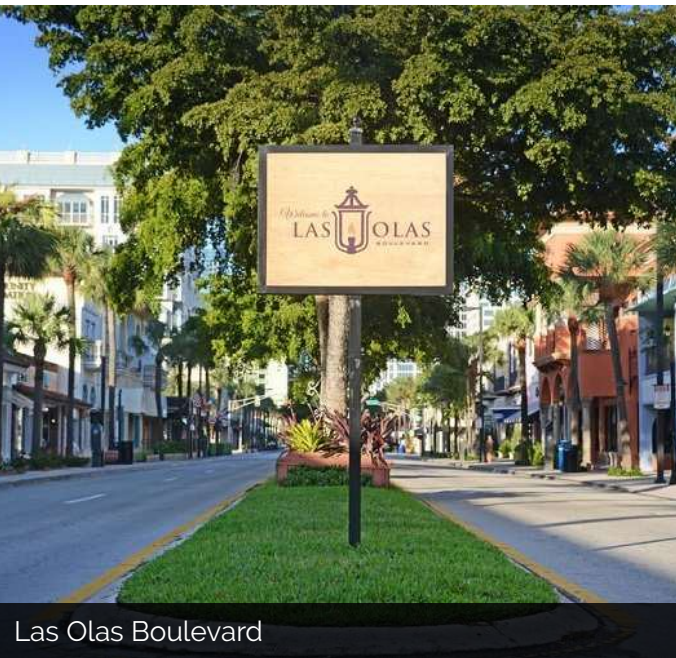
NE 3rd Street



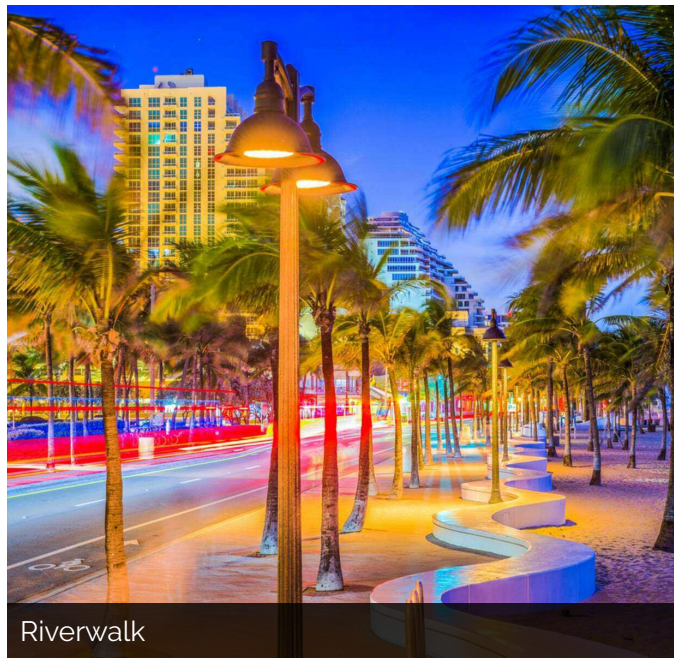
Brightline Ft Lauderdale



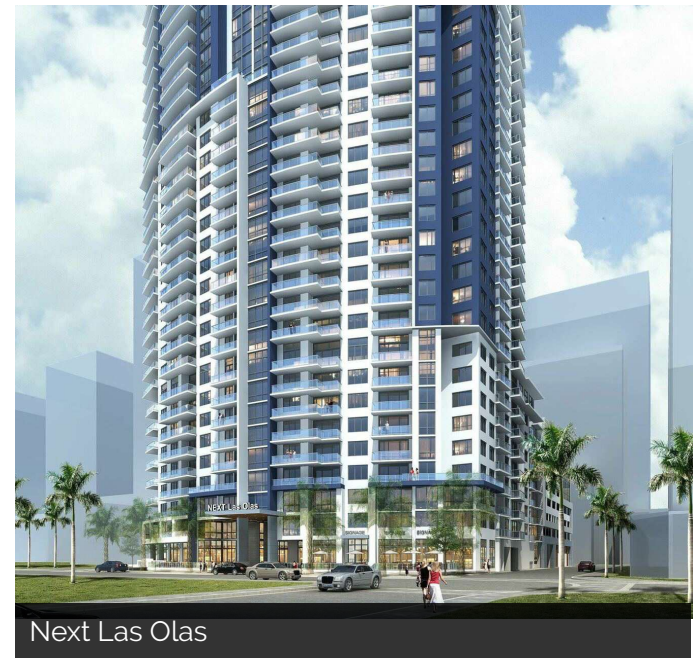
The Main Las Olas



Las Olas Boulevard



Riverwalk



Next Las Olas



FAT Village Arts District



FAT City



The Whitney



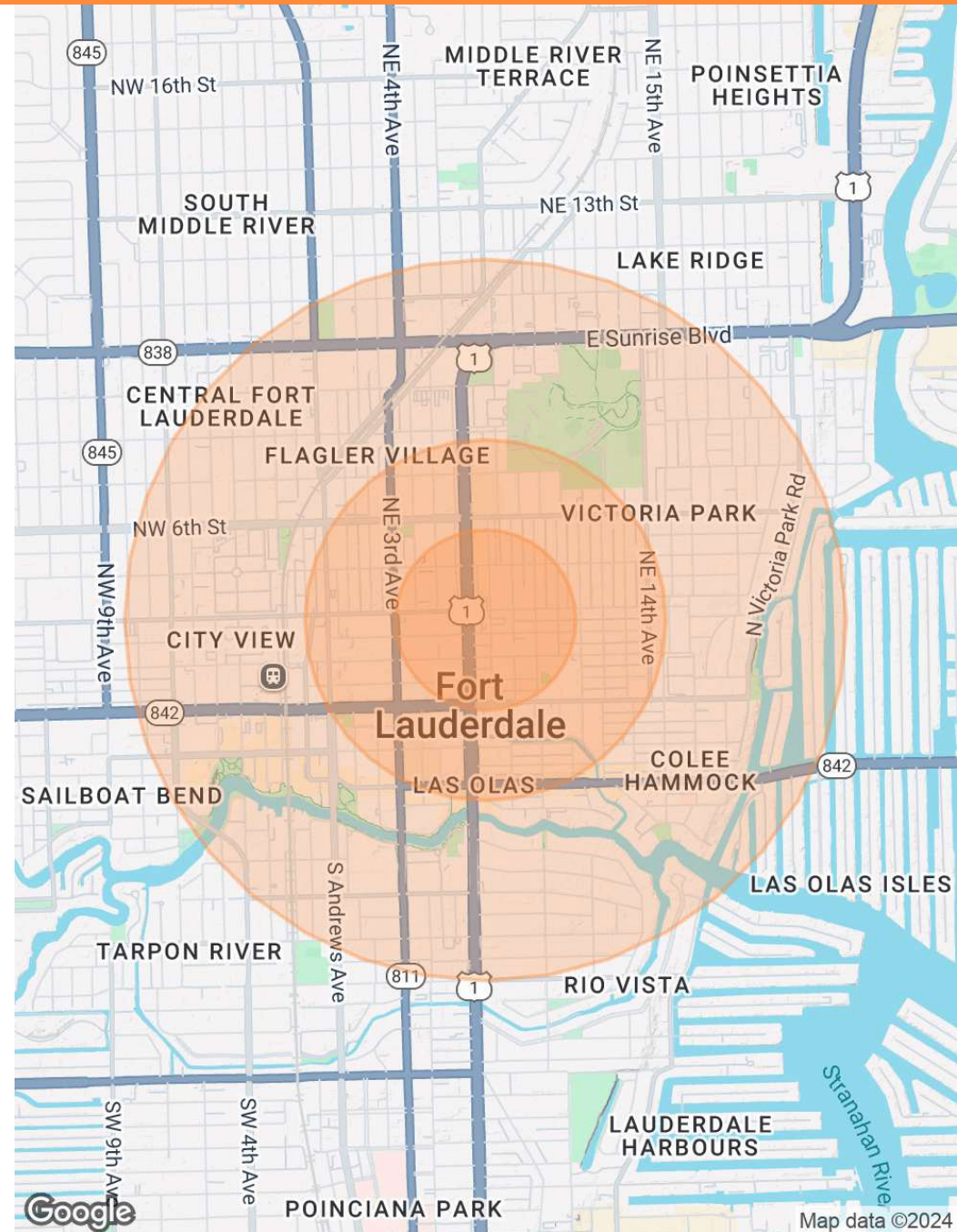
The Manor at Flagler Village



The Quantum at Flagler Village

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,948	5,642	23,157
Average Age	37.5	41.3	41.9
Average Age (Male)	39.1	43.6	42.9
Average Age (Female)	33.1	37.3	38.8
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,277	4,183	14,744
# of Persons per HH	1.5	1.3	1.6
Average HH Income	\$98,049	\$98,299	\$98,013
Average House Value	\$212,803	\$334,262	\$435,862
ETHNICITY (%)	0.25 MILES	0.5 MILES	1 MILE
Hispanic	17.7%	16.5%	15.9%
RACE	0.25 MILES	0.5 MILES	1 MILE
Total Population - White	1,660	4,779	16,029
Total Population - Black	118	405	5,228
Total Population - Asian	120	240	445
Total Population - Hawaiian	0	3	43
Total Population - American Indian	0	11	55
Total Population - Other	23	72	273

2020 American Community Survey (ACS)



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by FA Commercial Advisors, LLC in compliance with all applicable fair housing and equal opportunity laws.

FABIO FAERMAN

CCIM | Broker Associate



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PROFESSIONAL BACKGROUND

Fabio Faerman is the CEO of FA Commercial Advisors and Commercial Division Director at Fortune Internacional Realty. CCIM member, Commercial Real Estate Investment Advisor, Broker Associate, and for the last five, consecutive years he has been awarded as the #1 Top Producing Broker of Fortune Internacional Realty.

Mr. Faerman and his team at FA Commercial Advisors specialize in the retail/restaurant real estate market, serving retailers, developers, and retail property owners/landlords.

FA Commercial is equipped with the advanced human capital, cutting-edge technology, international relationships and local market knowledge.

FA Commercial proudly assisted on the closing of many deals such as Cipriani, La Petit, La Cantina #20, Freddo, Pilo's Street Tacos, Prime Cigar, Yuzi Yakitori, The Cage, Unbreakfix, Roberto Giordano, Akashi, La Lupita, Eat Greek, Gyu-Kaku Japanese BBQ, La Provence and Granier Bakery.



EDUCATION

CCIM, MBA, BA in Architecture.

ABOUT FORTUNE INTERNATIONAL REALTY


Fortune International was awarded "Best Real Estate Agent and Best Floridian Agent" by The Bentley International Property Awards.

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