

BAR/RESTAURANT WITH ROOFTOP

RETAIL FOR SALE

900 SUNRISE LANE

Fort Lauderdale, FL 33304

For Sale By

NATIVE
REALTY



PROPERTY DESCRIPTION

Native Realty proudly introduces for sale, 900 Sunrise Lane, a property that holds an immense opportunity for a savvy restaurateur and/or bar operator. Ideally positioned near the corner of Sunrise Blvd and A1A, this three-story building boasts an exceptional feature: an expansive rooftop terrace overlooking the ocean, making it the ideal canvas for crafting an unforgettable dining and nightlife experience. Enhancing its appeal is the New Orleans-style aesthetic, featuring an exposed brick exterior and a wrap-around second-floor balcony. This distinctive look adds a unique charm and character that is rare in the area, and really stands out. Along with the rooftop, the interior of the building yields 3,337 square feet of shell space spread across two floors providing a blank slate to design your unique concept.

Imagine guests relishing gourmet dishes on the second floor balcony, or sipping artisanal cocktails while gazing upon captivating ocean views, both are a possibility here. Don't miss this opportunity to purchase a rarely available, freestanding building next to the beach where you can curate the next iconic dining and nightlife destination on Fort Lauderdale Beach.

PROPERTY HIGHLIGHTS

- Blank canvas ready for new owner build out
- Beautiful and rare usable rooftop overlooking the ocean
- City verified continuation of use for bar/restaurant
- All new impact glass storefronts

OFFERING SUMMARY

Sale Price:	\$1,995,000
Building Size:	3,337 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,404	43,200	93,000
Total Population	6,269	79,386	204,278
Average HH Income	\$206,572	\$152,533	\$125,213



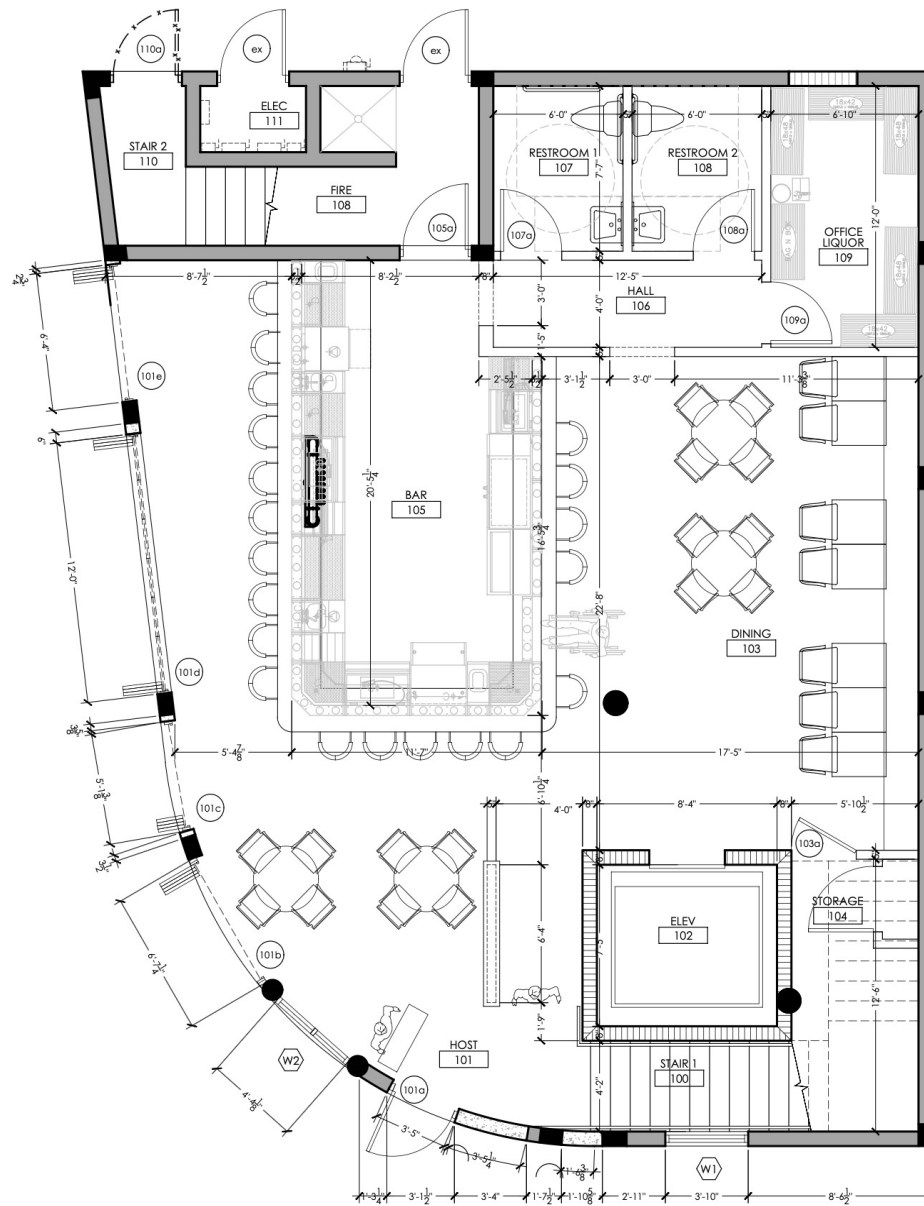
LOCATION OVERVIEW

Positioned at the iconic corner of Sunrise Boulevard and A1A, 900 Sunrise Lane offers a premier Fort Lauderdale Beach location directly across from the Atlantic Ocean in the heart of the city's Central Beach district. The property benefits from exceptional visibility and accessibility at one of Fort Lauderdale's most recognized beachfront intersections, surrounded by luxury hotels, upscale residential towers, restaurants, nightlife, and year-round tourist activity. Located just minutes from Las Olas Boulevard, the Galleria area, and Downtown Fort Lauderdale.

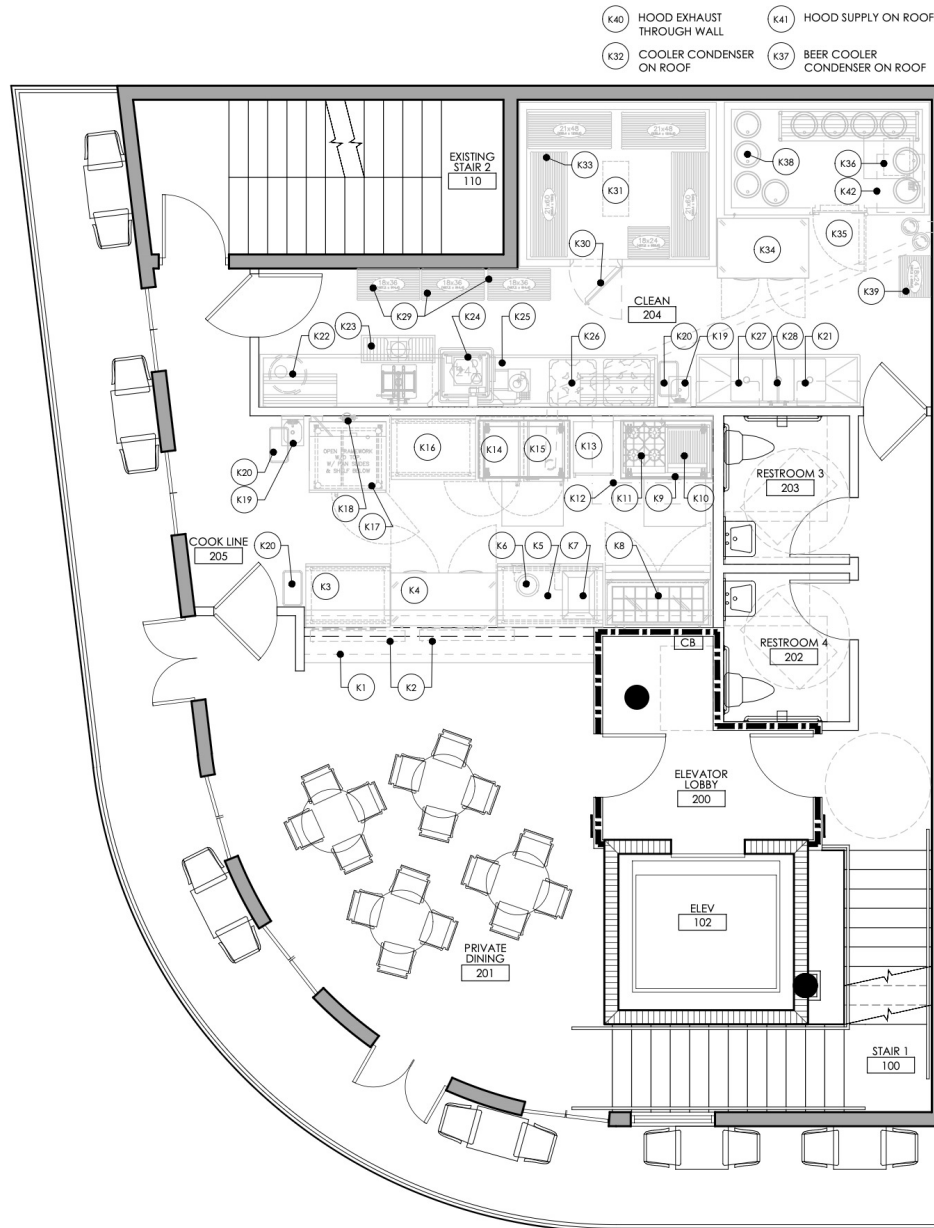
- CORAL RIDGE YACHT CLUB
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- PRIMANTI BROS.
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- Nancou
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Potential First Floor Layout



Potential Second Floor Layout



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