

±3.32 ACRES VACANT LAND FOR SALE • *Approved for 45 units/acre Multi-Family!*

WEST COMMERCIAL BLVD.

W. Commercial Blvd.

LAUDERHILL, FLORIDA 33351



PROPERTY HIGHLIGHTS:

- ±3.32 Acres selling as a whole
- 5 Lots of ±29,000 SF with 500 feet of frontage on major busy road, on waterfront
- Lots also approved for multi-family development / 45 units per acre, mixed use retail or office
- Will consider build-to-suit leaseback/sale
- Zoned: CG, City of Lauderdale
- On busy Commercial Blvd. near N. University Drive
- Convenient to Florida's Turnpike, I-75 and I-95

CONTACT:

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Sale Price ±3.32 Acres:
\$7,100,000



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COMMERCIAL REAL ESTATE

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THE FOLLOWING REPORTS ARE AVAILABLE FOR QUALIFIED BUYERS:

- Phase I Environmental Site Assessment
- Updated Survey
- Site Plan
- Tree Inventory Plan
- City of Lauderhill Tree Removal Permit
- WGI Site Assessment



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LOCATION OVERVIEW

Located along the south side of West Commercial Boulevard, between North University Drive and North Pine Island Road. Less than two miles east of the Sawgrass Expressway.

Lots also approved for multi-family development / 45 units per acre, mixed use retail or office.

CITY INFORMATION

City:	Lauderhill
Market:	South Florida
Traffic Count:	50,000
Submarket:	West Broward
Cross Streets:	W. Commercial Blvd., N. Pine Island Rd. & N. University Dr.
Side of Street:	South

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