

OFFICE / RETAIL CONDO — FOR SALE

2331 N State Rd 7 Suite 124

Lauderhill, FL 33313 · Broward County

\$129,000

757 SF

\$170 / SF

THE OPPORTUNITY

Owner-User Condo in a High-Traffic Lauderhill Corridor

Rare chance to own your own commercial condo in an established multi-tenant business complex along N State Road 7 — one of Broward County's busiest commercial arteries. This first-floor endcap unit sits at the main plaza entrance, providing maximum foot traffic exposure and prominent signage potential.

The unit features a functional multi-room layout with a private bath, polished floors, and drop ceiling — move-in ready for a wide range of professional or retail uses. An HOA covers all exterior maintenance and common areas, keeping ownership hassle-free.

- Endcap position at main plaza entrance — maximum visibility
- Signage opportunity with high road exposure on SR-7
- Ideal for owner-user: avoid rent, build equity
- HOA covers exterior & common area maintenance
- Multi-room layout with private restroom on-site
- CG zoning — broad range of permitted commercial uses
- Two-story complex with established tenant mix

PROPERTY FACTS

Sale Price	\$129,000
Price Per SF	\$170.41
Unit Size	757 SF
Unit	Suite 124
Floor	1st Floor
Position	Endcap
Zoning	CG (General Commercial)
Building Stories	2
Property Type	Office / Retail Condo
Sale Type	Owner-User / Investment
Restroom	Private In-Unit
Parking	Common Lot (HOA)
HOA	Yes — Exterior & Common Areas
County	Broward

LOCATION ADVANTAGES

- Direct frontage on N State Road 7 — 50,000+ AADT
- Proximity to major retailers, banks & medical anchors
- Dense residential catchment area in Lauderhill/Lauderdale Lakes
- Minutes to I-595, Turnpike & I-95 interchange
- Established daytime business population

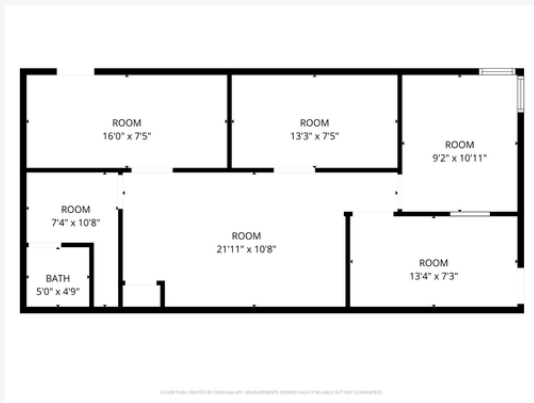


Floor Plan & Additional Details

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FLOOR PLAN



757 SF · 6 ROOMS + 1 BATH · FIRST FLOOR

INTERIOR HIGHLIGHTS

The unit comprises six distinct partitions — ideal for a multi-station medical, wellness, financial services, or professional office setup. Each room features polished hardwood-style flooring, drop ceilings with fluorescent lighting, and independent HVAC access.

A pass-through reception window from the front lobby adds a practical client-service feature.



IDEAL USE CASES

- Medical / Dental Office
- Legal / Law Office
- Financial Services / CPA
- Insurance Agency
- Beauty / Wellness Studio
- Real Estate Office
- Tutoring / Education



LISTING AGENTS — CONTACT FOR SHOWINGS & INQUIRIES

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