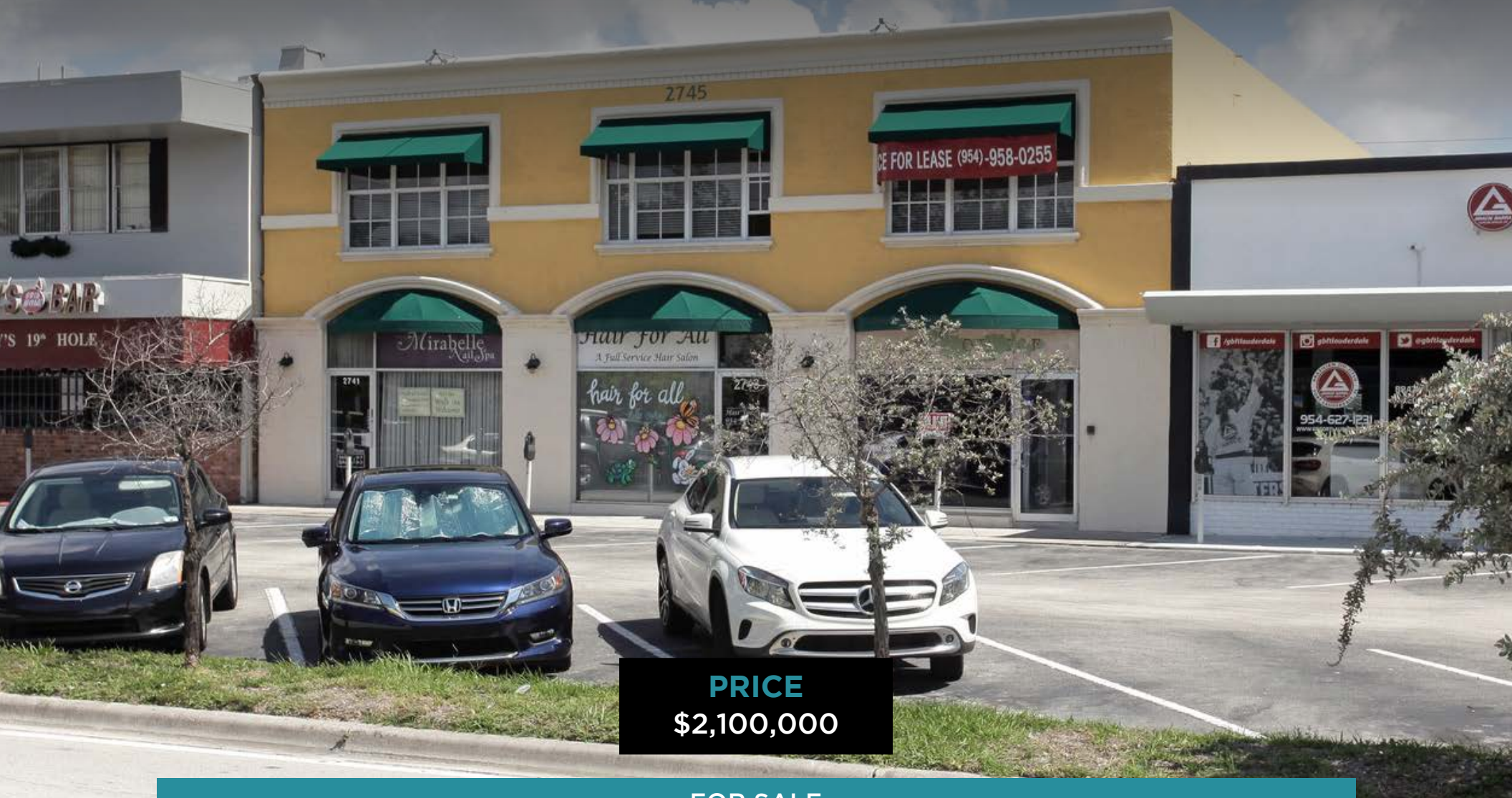




FISHER-BRAY
Real Estate Group



PRICE
\$2,100,000

FOR SALE

PRIME TWO-STORY RETAIL & OFFICE BUILDING

2745 E Oakland Park Blvd | Fort Lauderdale, FL 33306

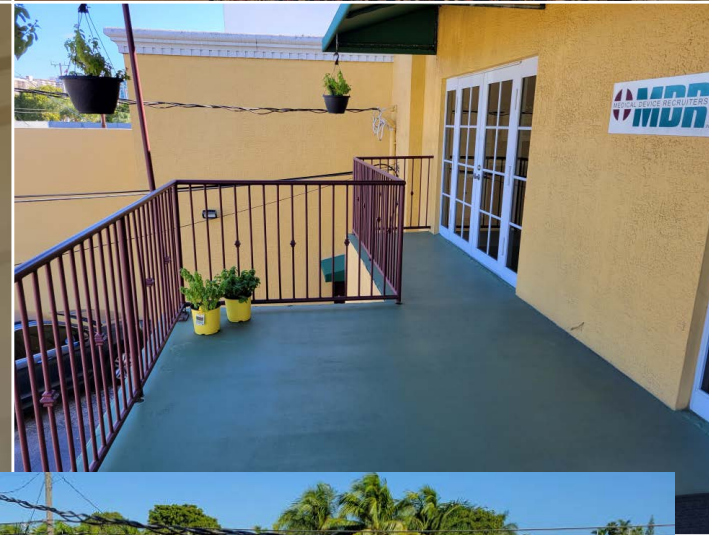


Property Overview

An exceptional opportunity to acquire a 6,216 SF two-story retail and office building ideally situated along East Oakland Park Boulevard, one of Fort Lauderdale's most visible and well-traveled commercial corridors. This property offers a perfect balance of immediate income and owner-user potential in one of South Florida's most desirable submarkets.

The ground floor features three stabilized retail tenants, providing consistent cash flow and long-term tenancy. The 3,000 SF upper level offers a flexible, move-in-ready space ideal for an owner-occupied office, studio, or professional suite — allowing the new owner to operate their business upstairs while collecting rent from the income-producing tenants below.

With prominent street frontage, ample parking, and proximity to US-1 (Federal Highway) and Fort Lauderdale Beach, this property combines visibility, accessibility, and investment strength in one prime package.



TENANT INFO

Unit	Base Rent	Lease Expiration
2741 E Oakland Park Blvd	\$2,200.00	May 31st, 2030
2743 E Oakland Park Blvd	\$1,738.88	February 1st, 2027
2745 E Oakland Park Blvd	\$2,300.79	July 31st, 2028

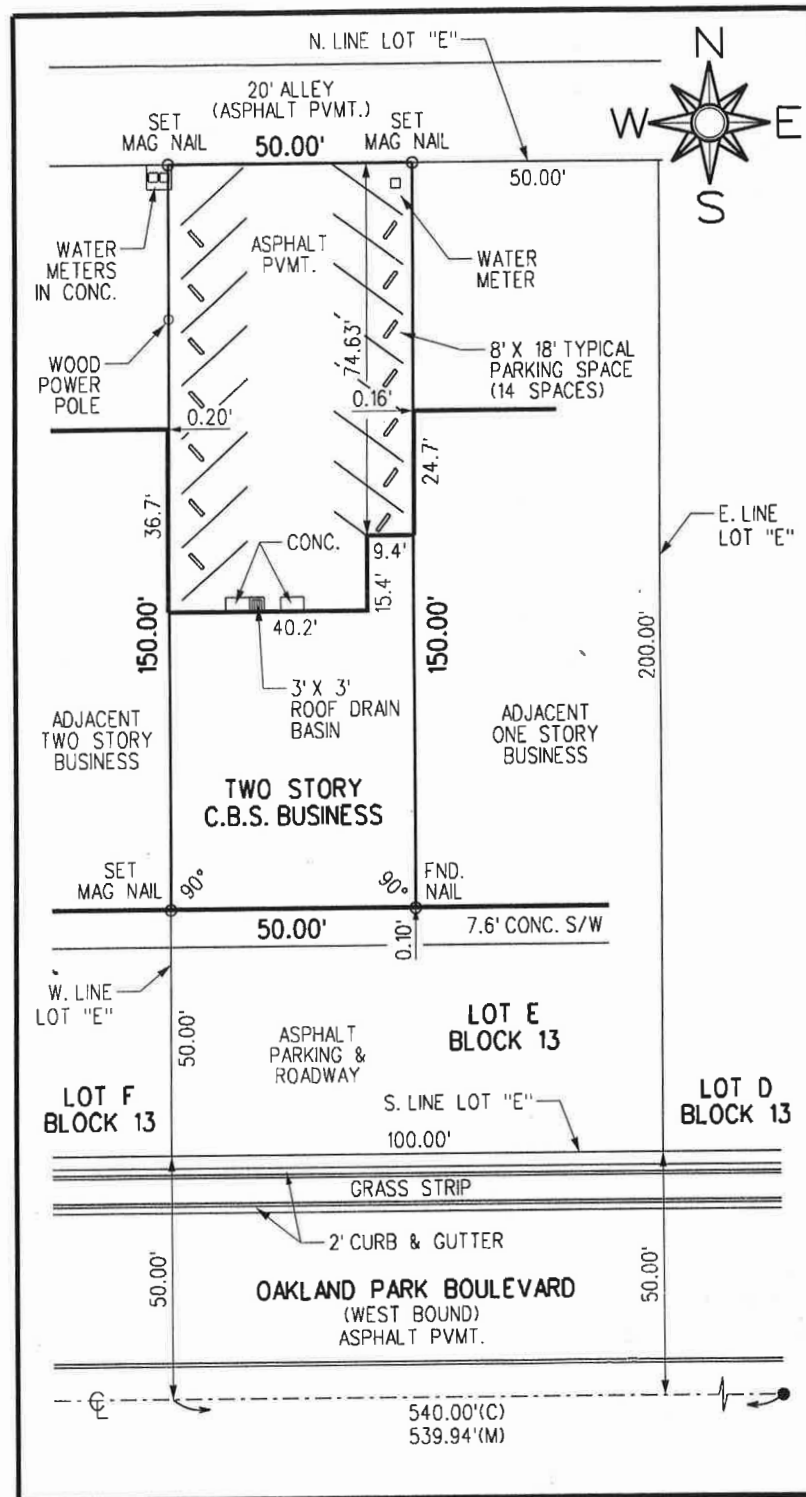


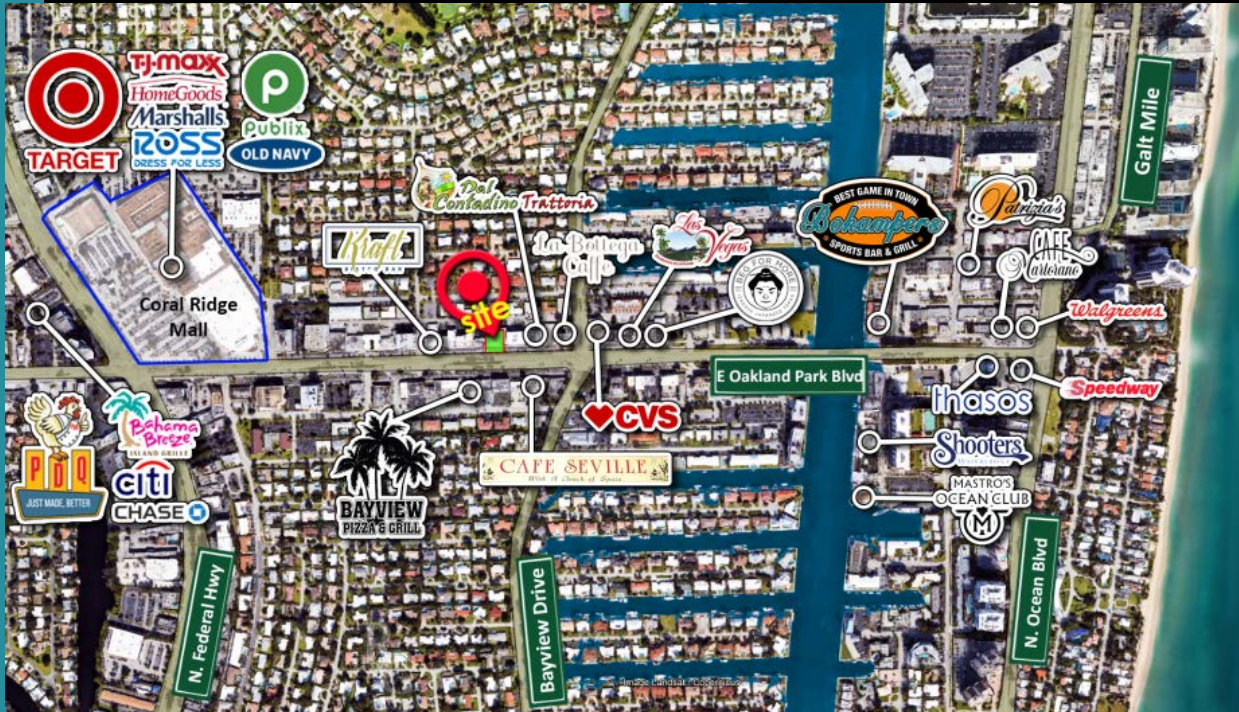


HIGHLIGHTS:

- **Total Building Size::** 36,216 SF (Two Stories)
- **Owner-User Opportunity:** 3,000 SF+/- upstairs available for occupancy
- **Income-Producing Ground Floor:** Three retail tenants in place
- **Prime Location:** High-traffic Oakland Park Blvd corridor near US-1 and the beaches
- **Excellent Exposure:** Prominent signage and visibility in a dense retail corridor
- **Flexible Configuration:** Prominent signage and visibility in a dense retail corridor
- **Ample Onsite Parking** and easy ingress/egress

SURVEY

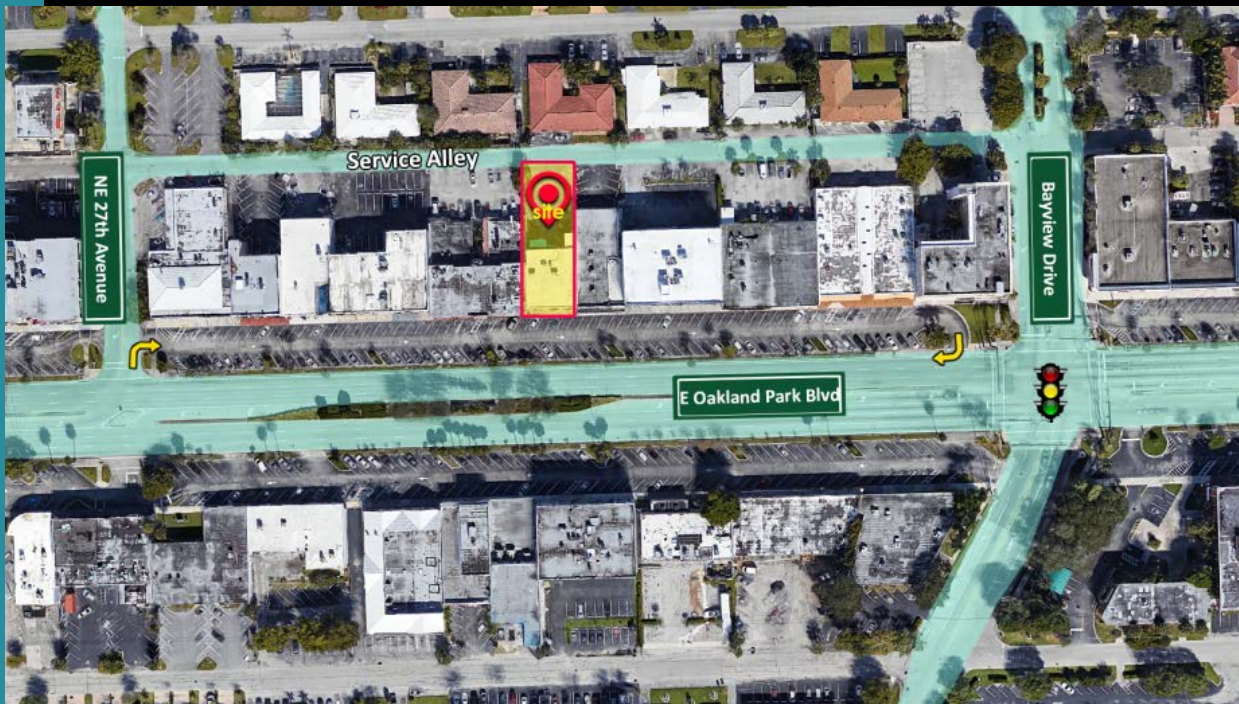




Location Advantages

Positioned in the heart of East Fort Lauderdale, the property lies within minutes of major thoroughfares, affluent neighborhoods, and retail destinations. Oakland Park Boulevard connects Federal Highway to the Intracoastal Waterway, offering unmatched exposure and accessibility for tenants and visitors alike.

Nearby national retailers, restaurants, and professional offices enhance the area's strong commercial draw, while continued redevelopment in the Oakland Park and Coral Ridge submarkets further supports long-term appreciation.



OFFERED EXCLUSIVELY BY:



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