

DOWNTOWN DEVELOPMENT PARCEL

401 SW 6th Street, Fort Lauderdale, FL 33315

CARFAC
International

Executive Summary



OFFERING SUMMARY

Sale Price:	\$3.5 million
Parcel Size :	33,131 SF
Lot Size:	33,131 SF
Price/SF	\$105.64
Zoning:	ROC and RD-15

PROPERTY OVERVIEW

Multifamily infill development site (.76 acres) near downtown Fort Lauderdale at entrance to Tarpon River neighborhood. Ideal site for townhouse development in fast growing South of Las Olas(SOLO District) Adjacent parcels can be acquired separately for a larger project.

PROPERTY HIGHLIGHTS

- Prime east Fort Lauderdale infill development site
- High visibility location near downtown Fort Lauderdale
- Land is cleared and filled to grade with utilities to lot lines
- Walking distance to bars, restaurants and Himmarshee/ Theatre District
- Preliminary site plan designed for 10 townhouses
- Immediate area undergoing extensive redevelopment of multifamily, retail and office development



COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

Steve Hyatt
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Aerial



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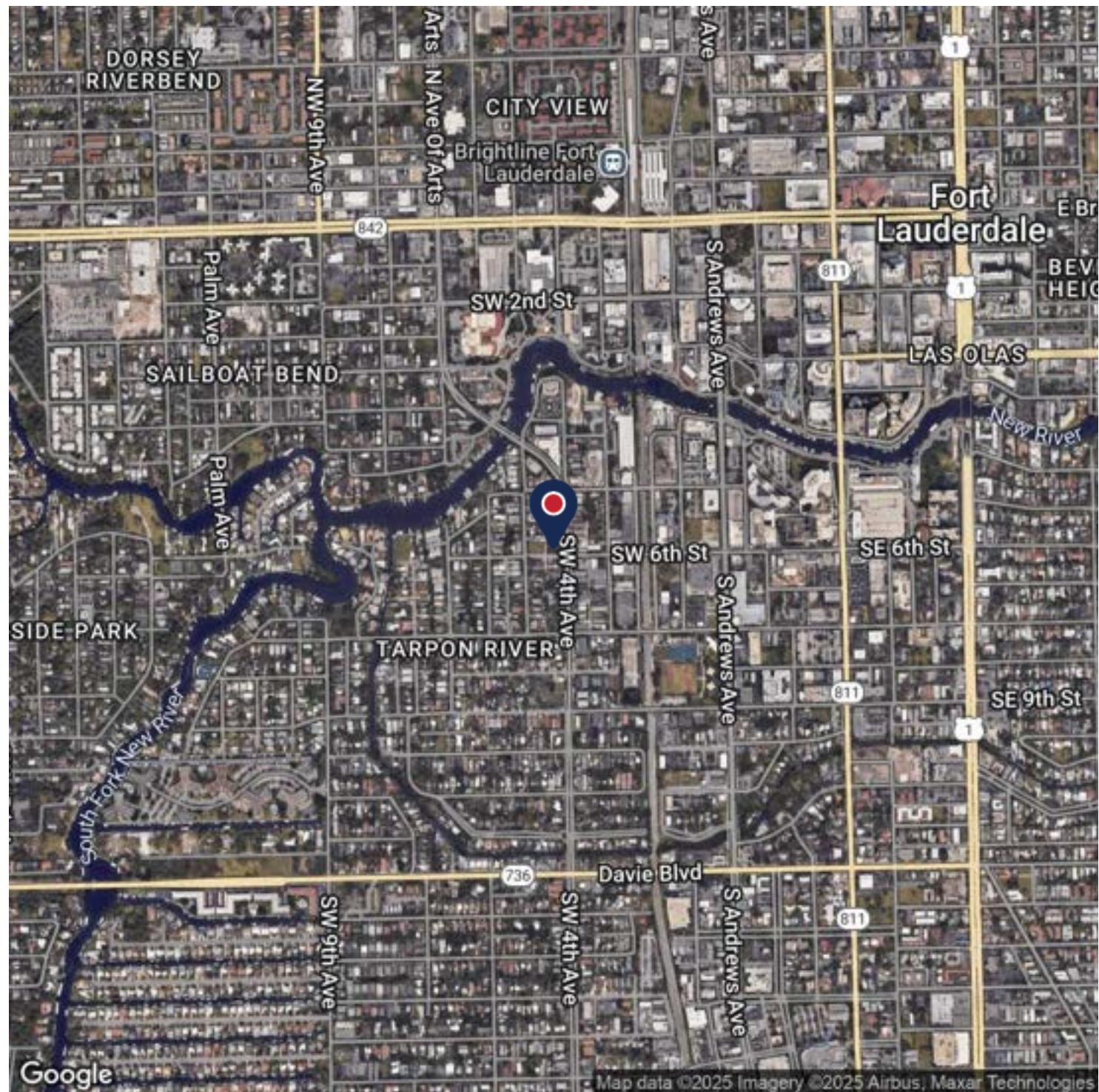
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Aerial Map

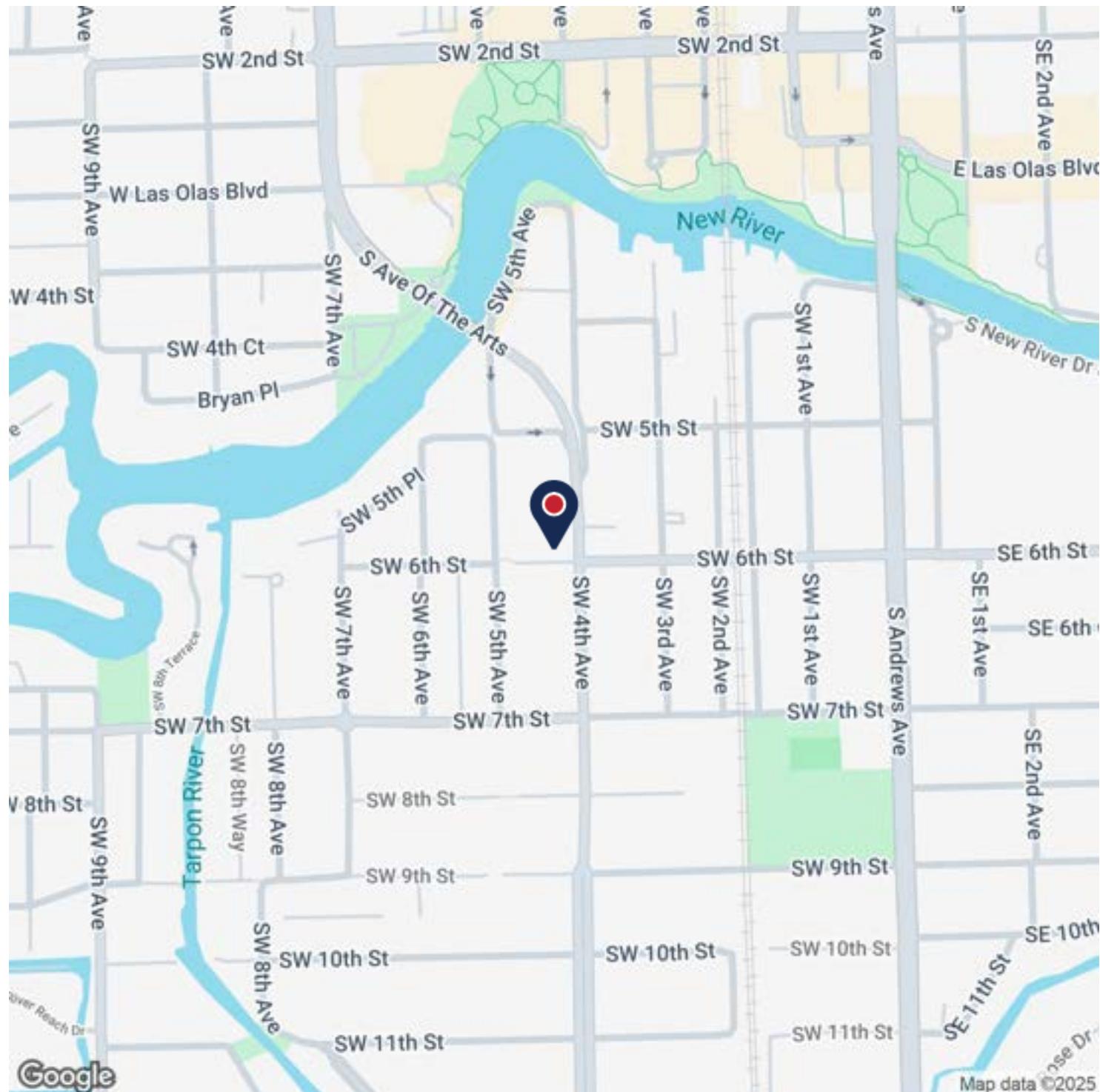


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Location Map



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Site Plans

