

## DOWNTOWN DEVELOPMENT PARCEL

401 SW 6th Street, Fort Lauderdale, FL 33315



## 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



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LAND FOR SALE

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CORFAC  
International

COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

Aerial



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Information furnished regarding this property is from sources deemed reliable, but no warranty or representation as to the accuracy thereof and it is submitted subject to errors, omissions, prior sale, lease or withdrawal without prior notice.



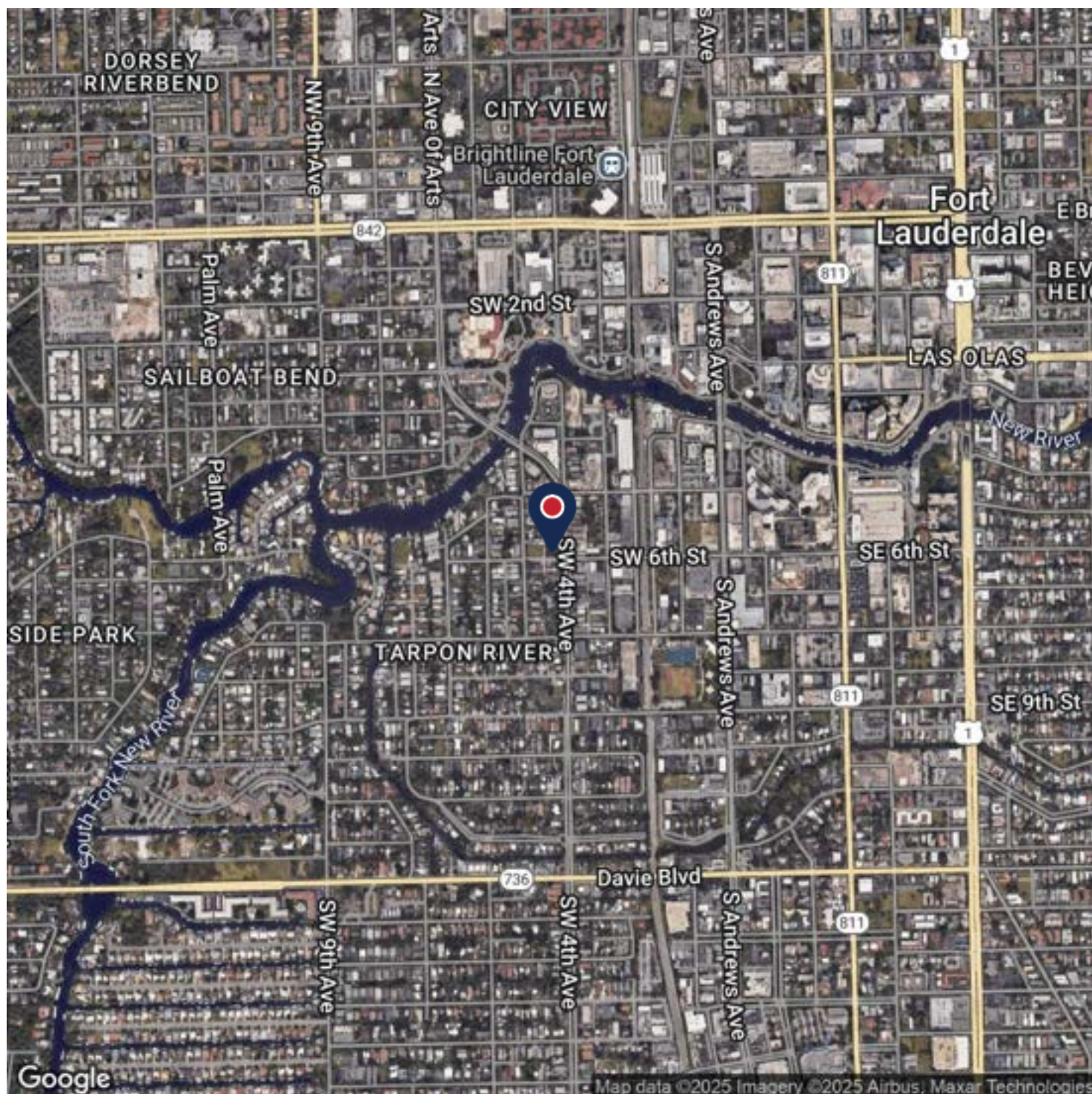
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COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

## Aerial Map



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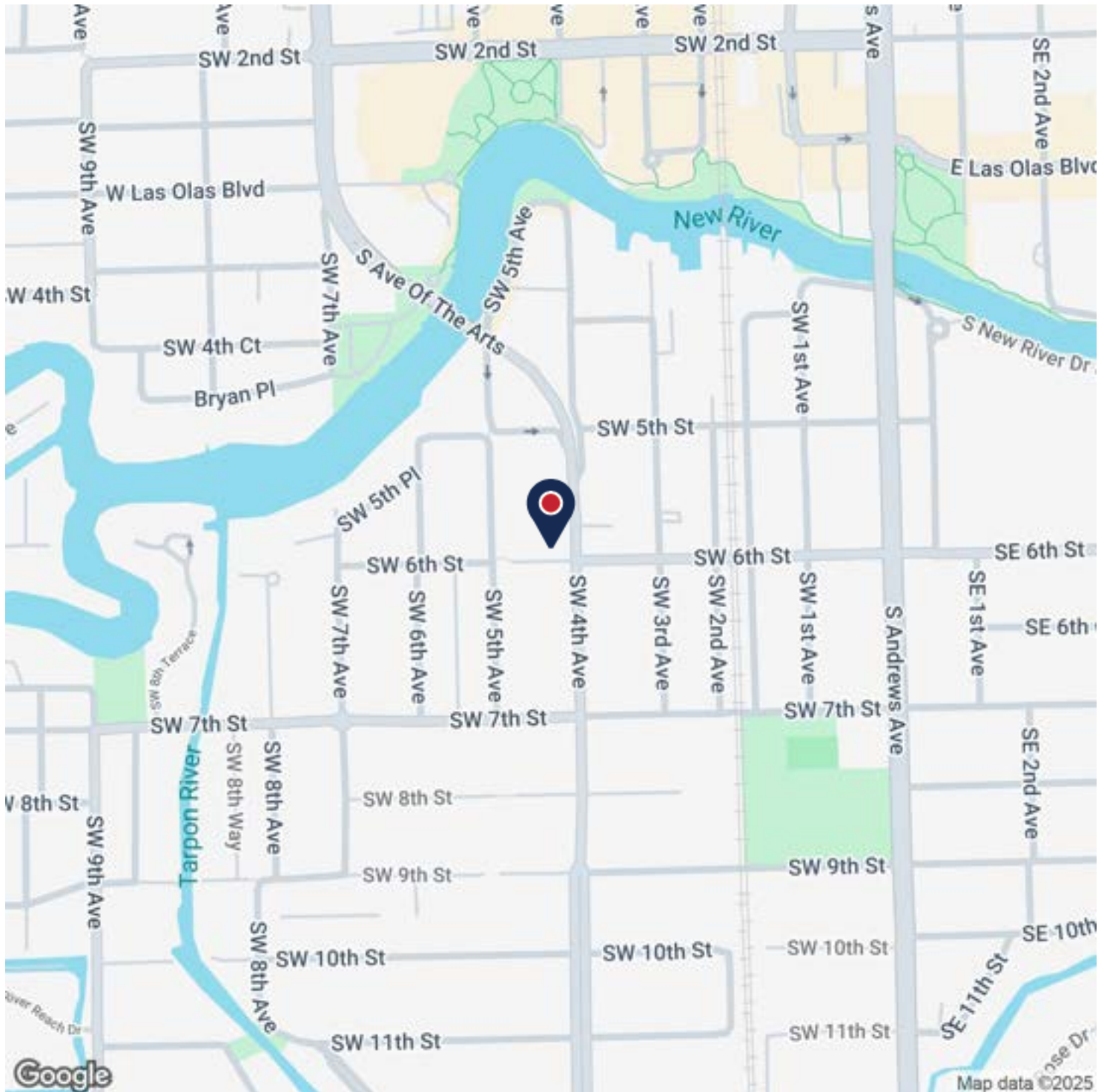
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## Location Map



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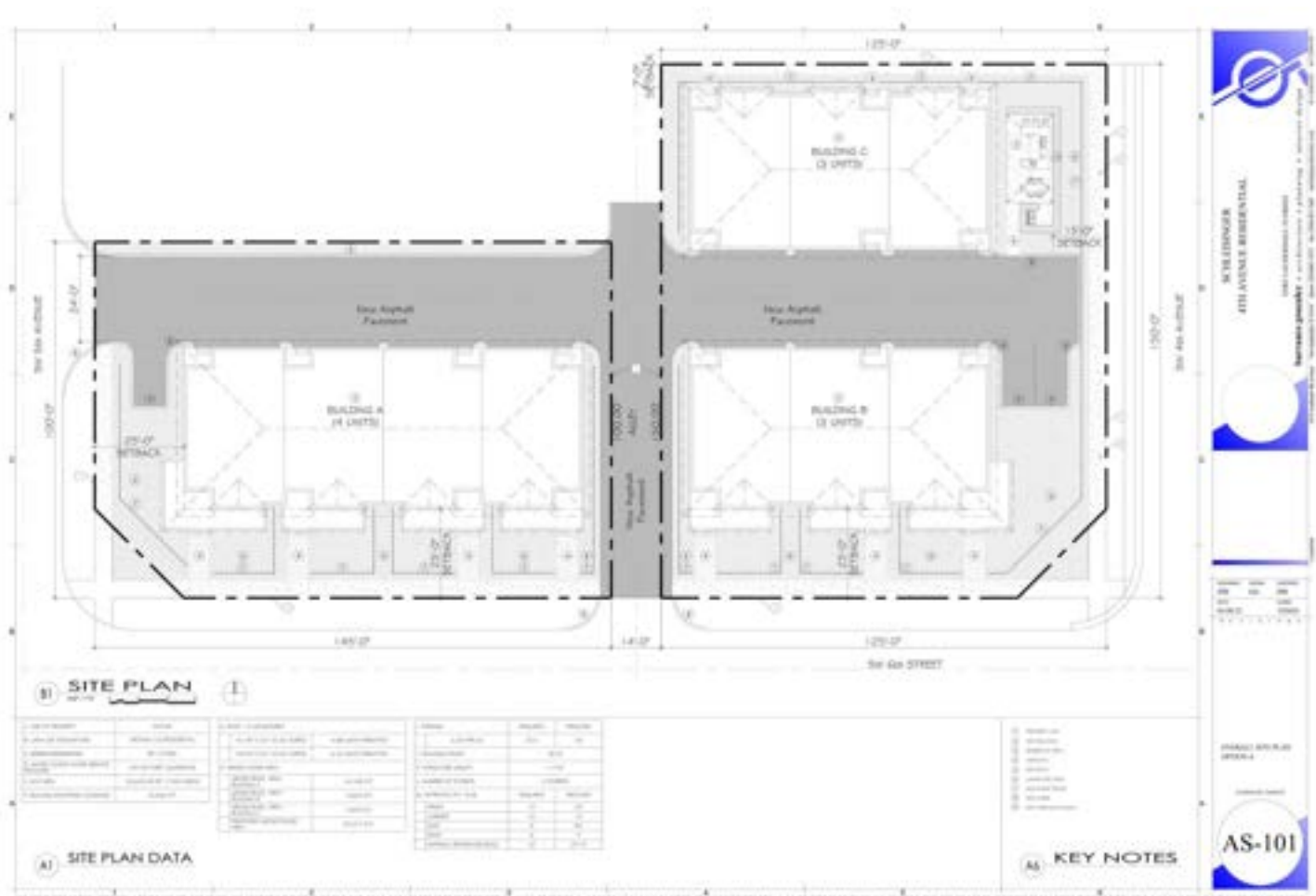
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## Site Plans



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