

# PROSPECT CORNER PARCEL

604 NE 44<sup>th</sup> St, Oakland Park FL 33334



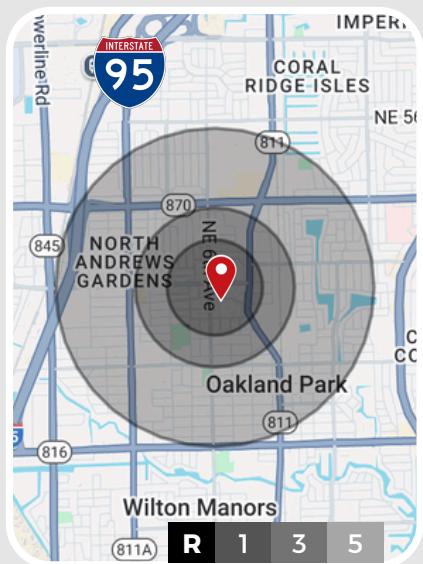
## PROPERTY DESCRIPTION

An exceptional opportunity to acquire one parcel situated just west of Dixie Hwy. along Prospect Rd on the corner of NE 6th Avenue in the central business district of Oakland Park.

The site totals **21,639 SF | .50 AC** and **has an existing structure on it totaling 4,233 SF**, offering a flexible range of redevelopment or owner-user possibilities. Surrounded by a mix of established retail and service businesses including Budget Blinds, AquaChamps Swim School, Park Veterinary Hospital, Pico Propane and El Guanaco. Any new business here will be entering a flourishing local business community with easy access to dense pockets and major thoroughfares.

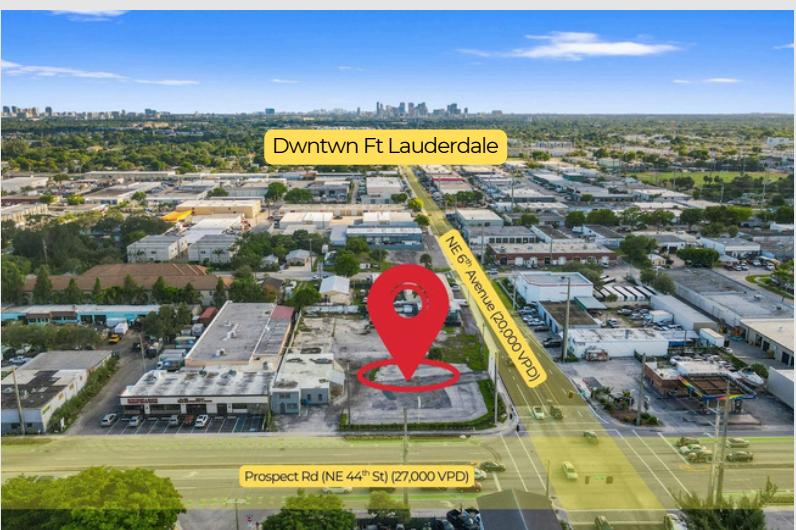
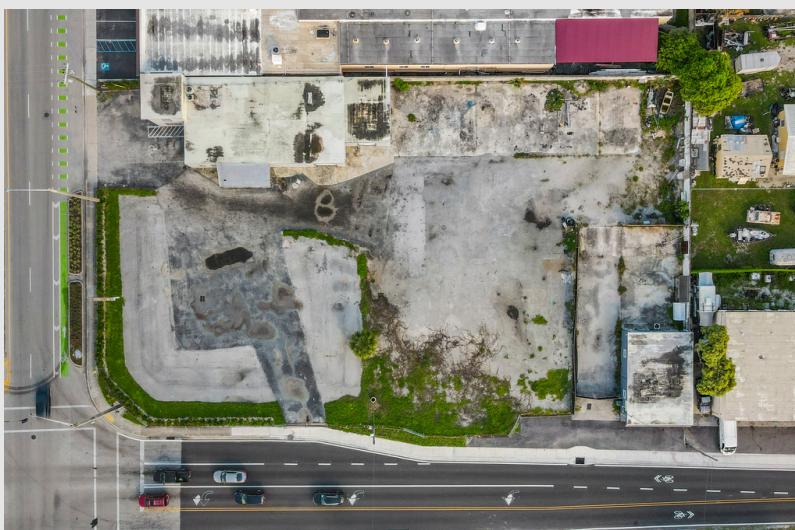
## HIGHLIGHTS

- This is an ideal opportunity for **owner-users, investors, or developers** seeking an accessible site with flexible zoning and strong long-term upside potential in one of Broward County's fastest-transforming corridors.
- Great visibility on the corner of NE 44th Street and NE 6th Ave
- Direct access to I-95
- Surrounded by established retail and service businesses
- Rare opportunity to secure one of few vacant lots within Oakland Park.
- Less than one mile from Downtown Oakland Park and City Park



# PROPERTY DETAILS

604 NE 44<sup>th</sup> St, Oakland Park FL 33334



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*\*\*EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.*



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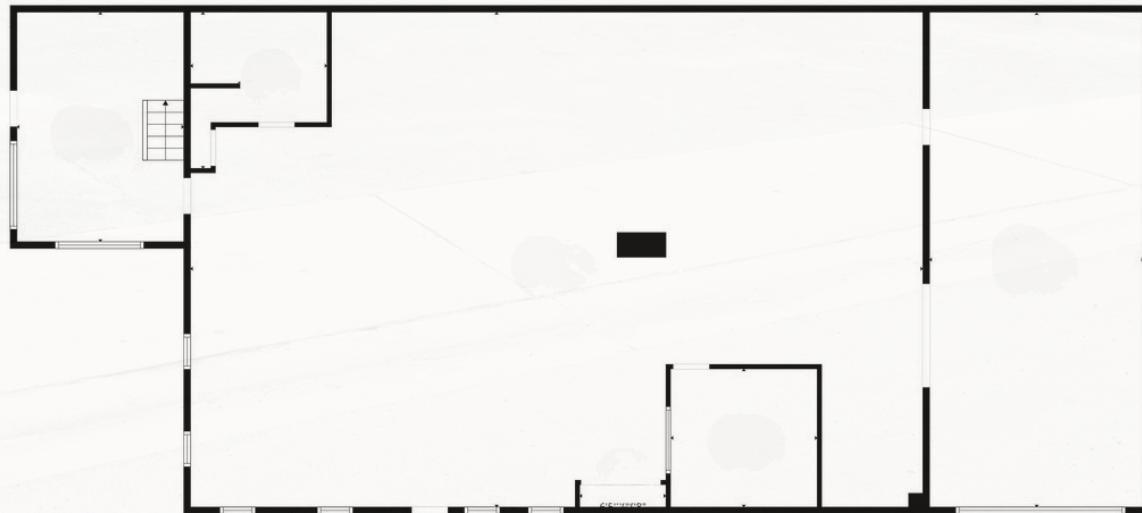


Retail/Industrial Property	604 NE 44 <sup>th</sup> Street
Lot Size SF/AC	21,639 SF   .50 AC
Zoning	B-3
List Price	\$1,500,000
Building Size	4,233 SF



FLOOR 2

## 604 NE 44<sup>TH</sup> STREET FLOOR PLAN 4,233 SF



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