

STAND ALONE RETAIL BUILDING IN RIVERLAND -
571-573 SW 27th Ave (Riverland Rd), Fort Lauderdale, FL 33312



- b - B2 General Business Zoning
- b - 3 Units
- b - 3 Water & Electric Meters
- b - 3 Electrical Panels
- b - 3 Bathrooms
- b - 1 shower
- b - ADA parking and ramp
- b - Inventories, equipment & Licenses are additional
- b - 2 safes
- b - Currently operating as a PAWN & GUN SHOP
- b - Type II Federal License for Buy & Sell and Loans on Firearms

CANDY YEUNG, CCIM,
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Stand Alone Retail Building in Riverland For Sale | 571-573 SW 27th Ave (Riverland Rd) | Fort Lauderdale, FL 33312



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Property Summary

Stand Alone Retail Building in Riverland For Sale | 571-573 SW 27th Ave (Riverland Rd) | Fort Lauderdale, FL 33312



Property Summary

Building SF: Asking	2,000
Price: Lot Size:	\$670,000.00
Parking: Asking	0.10 Acres
Price: Year Built:	3
Zoning:	\$670,000
	1963
	B2

Property Overview

A Rare freestanding building with B2 zoning in busy Riverland Rd (SW 27 Ave)

between Broward and Davie Blvd. This Stand Alone Retail Building consists of 2 storefronts and a one bedroom suite on 3 meters & 3 Baths, currently being used as Pawn and Gun Shop. Inventories, equipment and licenses are additional.

Location Overview

Centrally located on a busy street close to I95 and major highways. Area is experiencing major characters change with influx of multi-millions dollars retail and residential developments with the new Walmart complex and modern apartment communities nearby. Public works modernization that involve multi-millions dollars with new parks, storm water, water pipes, road works and more.

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Property Description

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Property & the Area

Stand alone Retail building consists of 2 storefronts and a one bedroom suite on 3 separate water & electric meters. Spaces are currently occupied by one owner operating as a Pawn and Gun Shop. Nearest gun shop is approximately a mile away. Inventories, equipment and licenses are additional. Easily converted back to 3 rentable units. Centrally located on a busy street in Riverland, close to I95 and major highways. Area is experiencing multi-dollar development with the new Walmart complex nearby. Multi-million private and public dollars for new residential and retail developments and public improvements in areas such as stormwater infrastructure, parks and recreations, water sewer replacement, roadway improvements projects are underway within 1 mile radius from this location. More public work projects can be found at "LAUDERWORKS" at <https://www.fortlauderdale.gov/government/departments-a-h/city-manager-s-office/strategic-communications/public-reporting-and-transparency>

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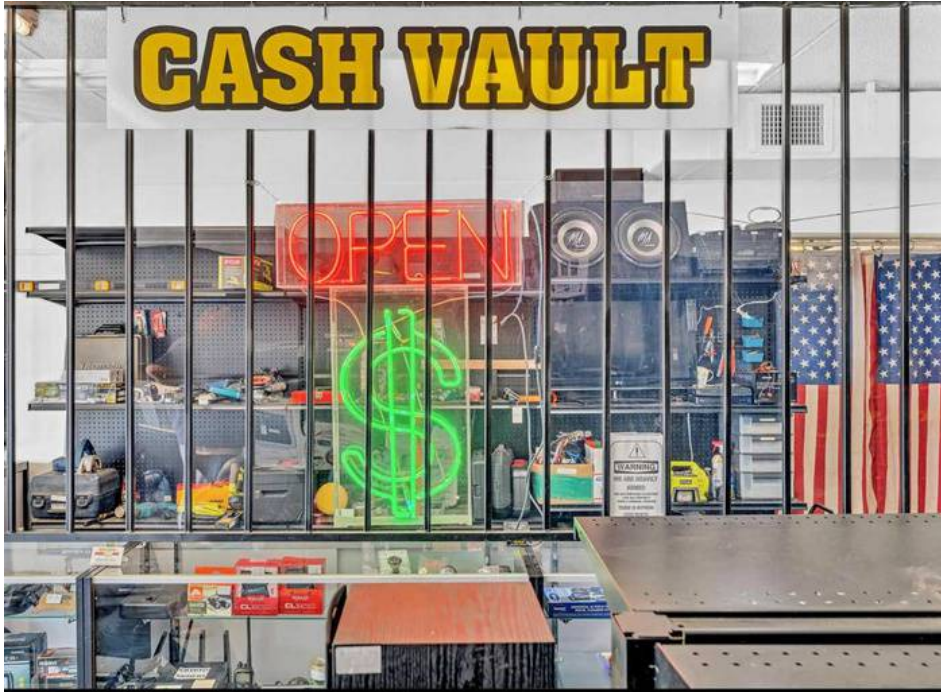
Property Photos

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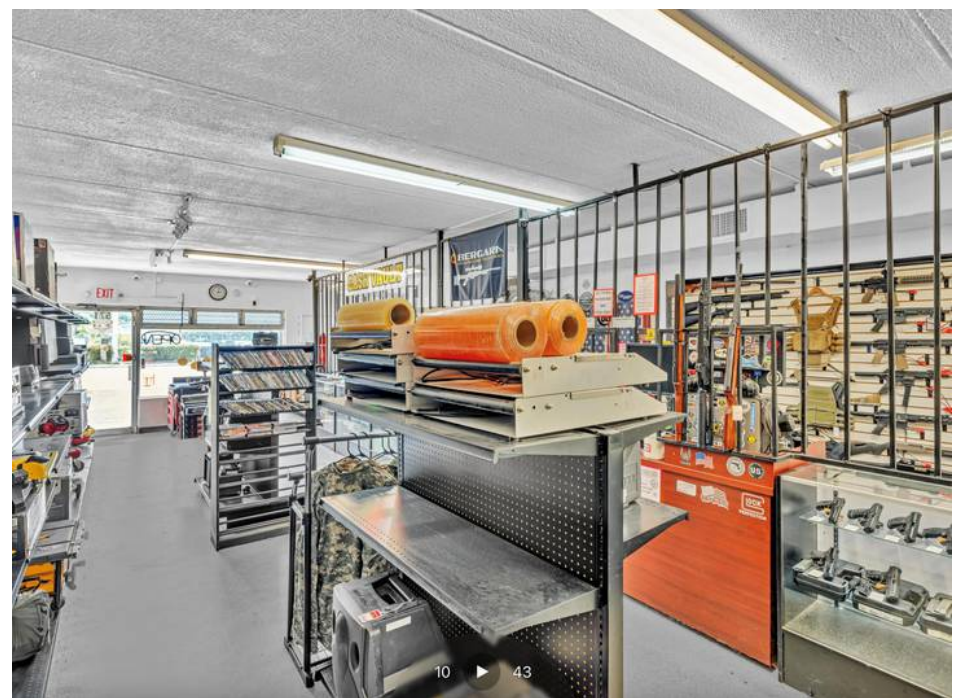
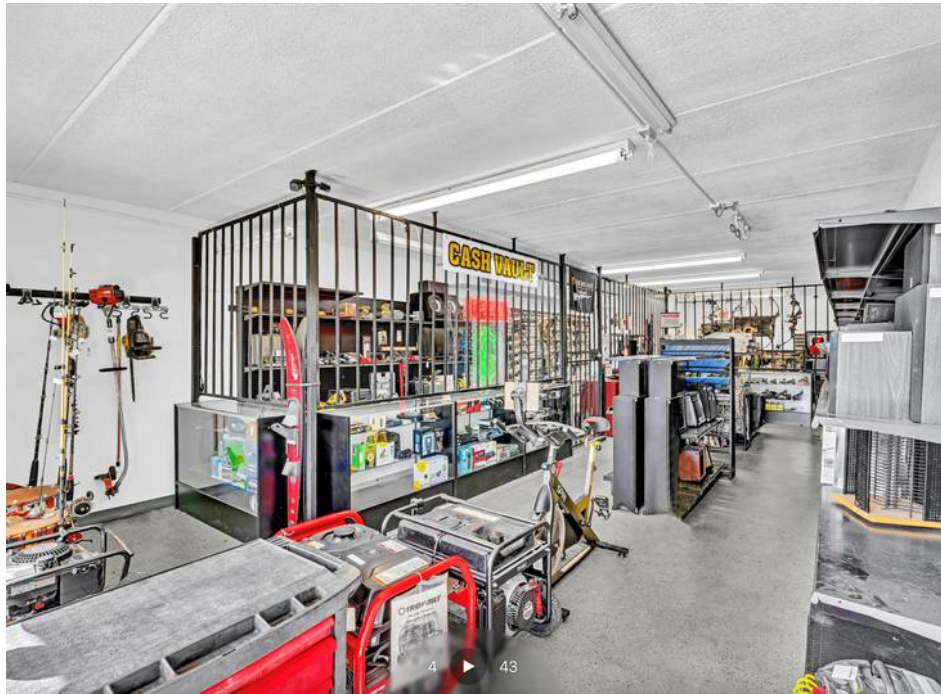
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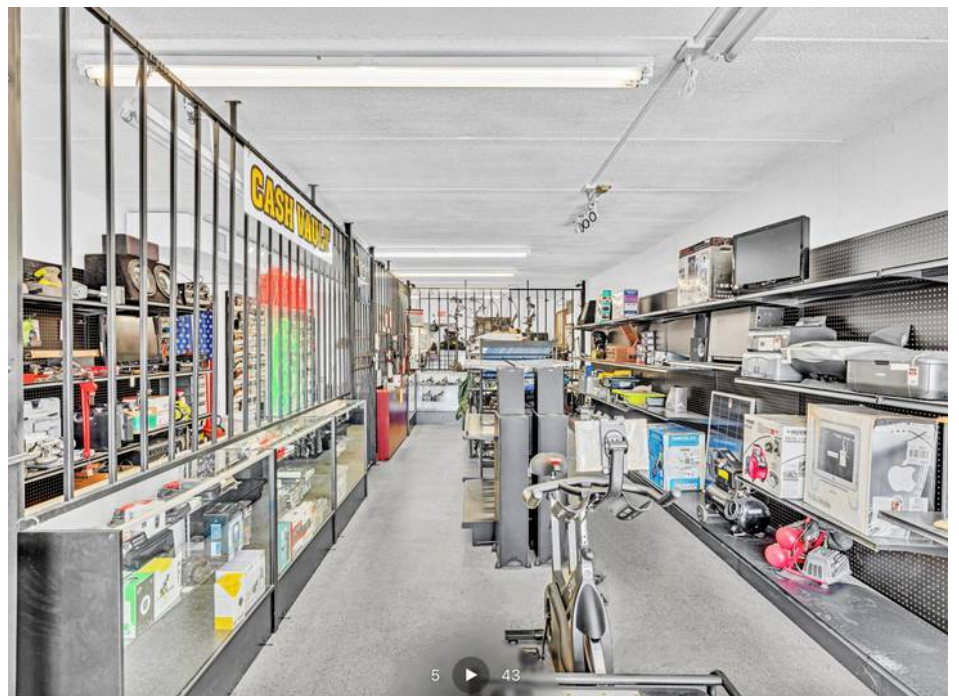
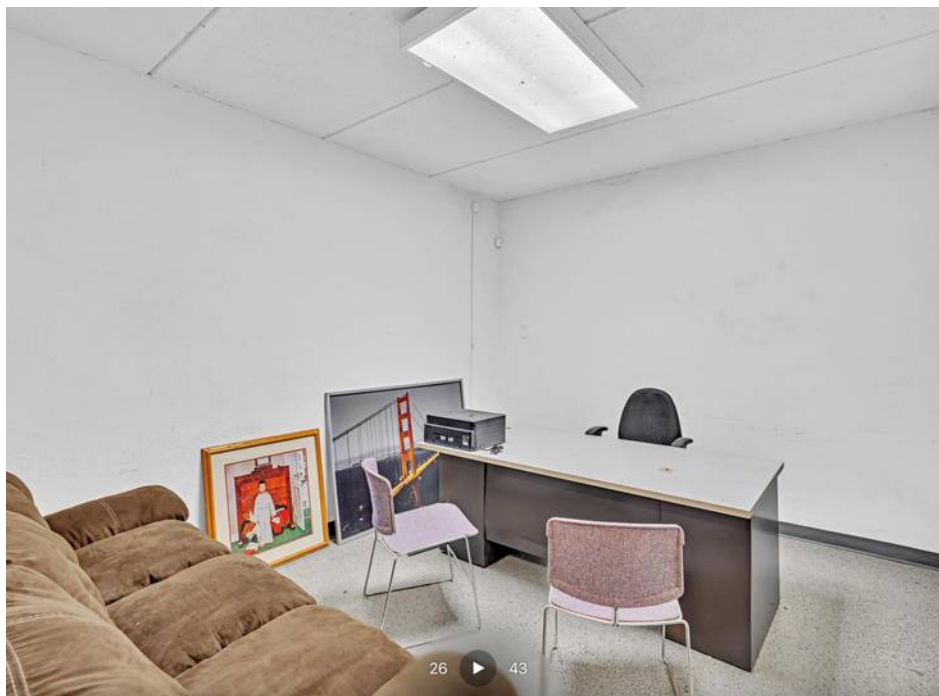
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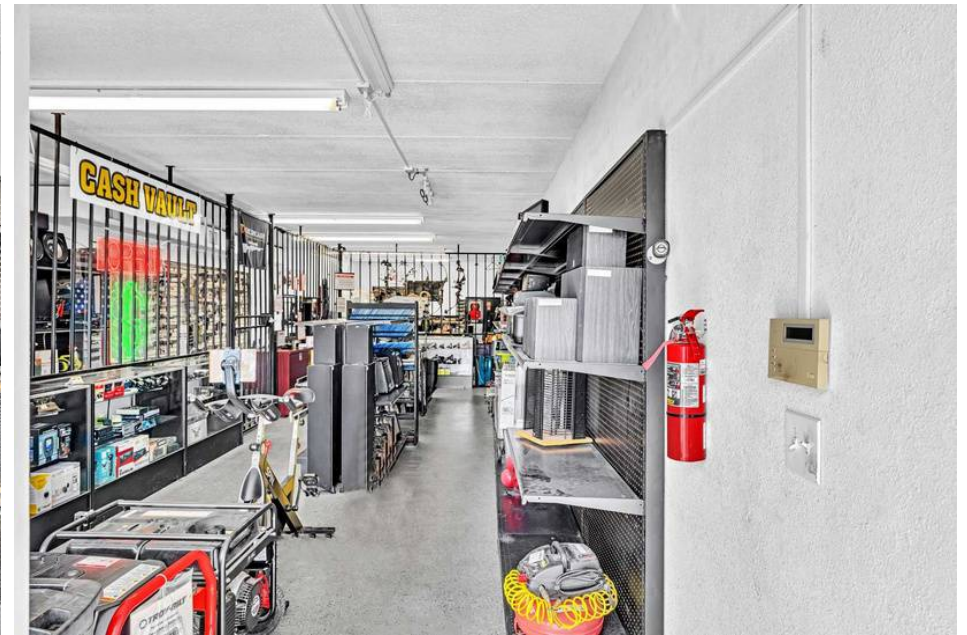
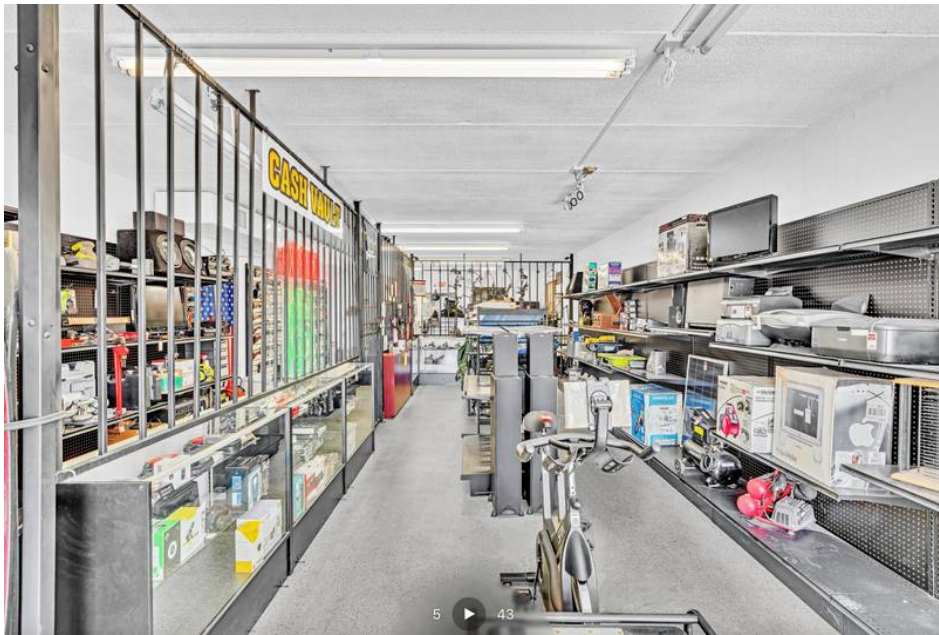
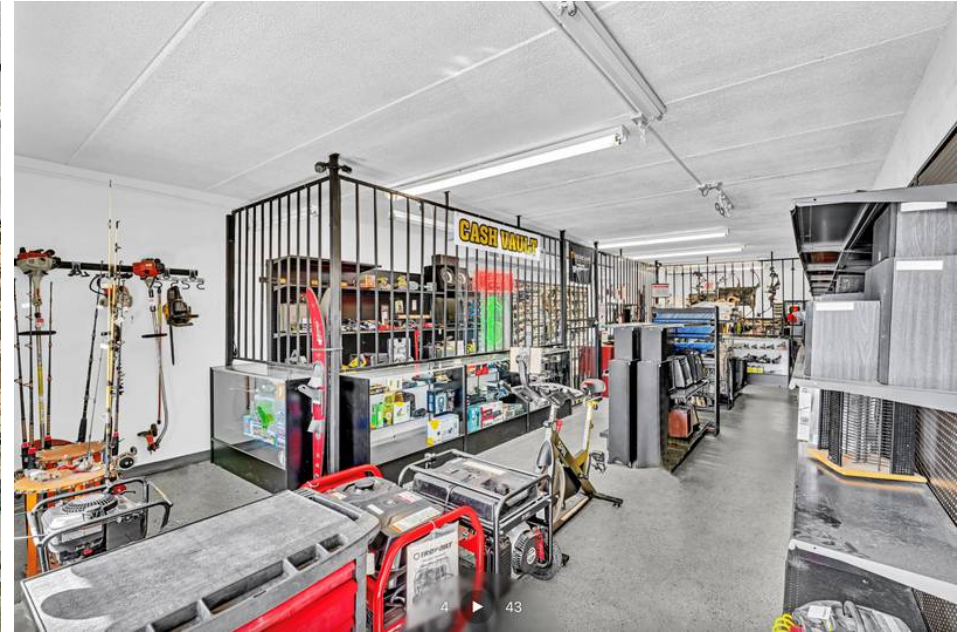
Property Photos

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Property Photos

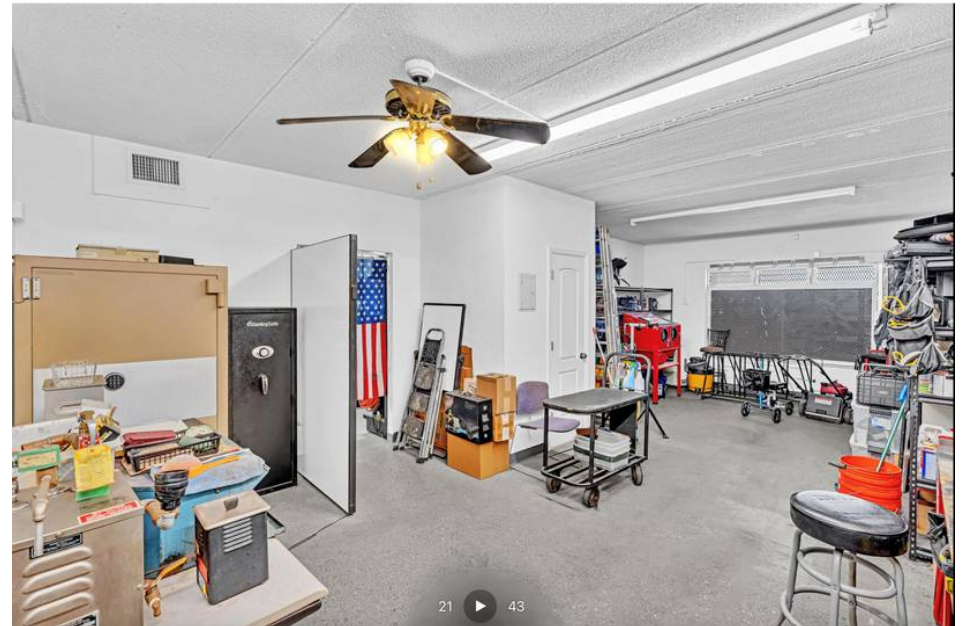
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Retail Developments in the Area

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New Developments in the Area: Riverland Apartments - 420 SW 27 Ave

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Developments in the AREA

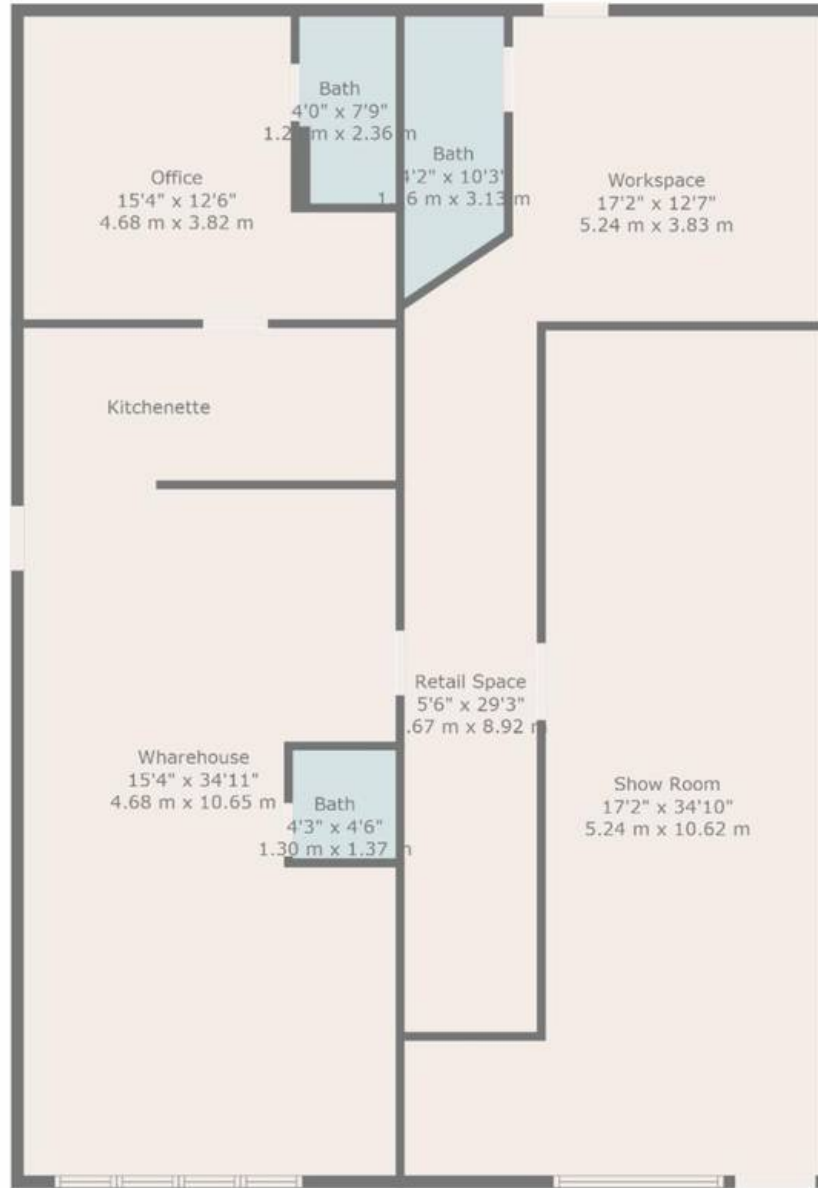
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Floor Plan

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Average Daily Traffic

Stand Alone Retail Building in Riverland For Sale | 571-573 SW 27th Ave (Riverland Rd) | Fort Lauderdale, FL 33312



Average Daily Traffic (ADT)

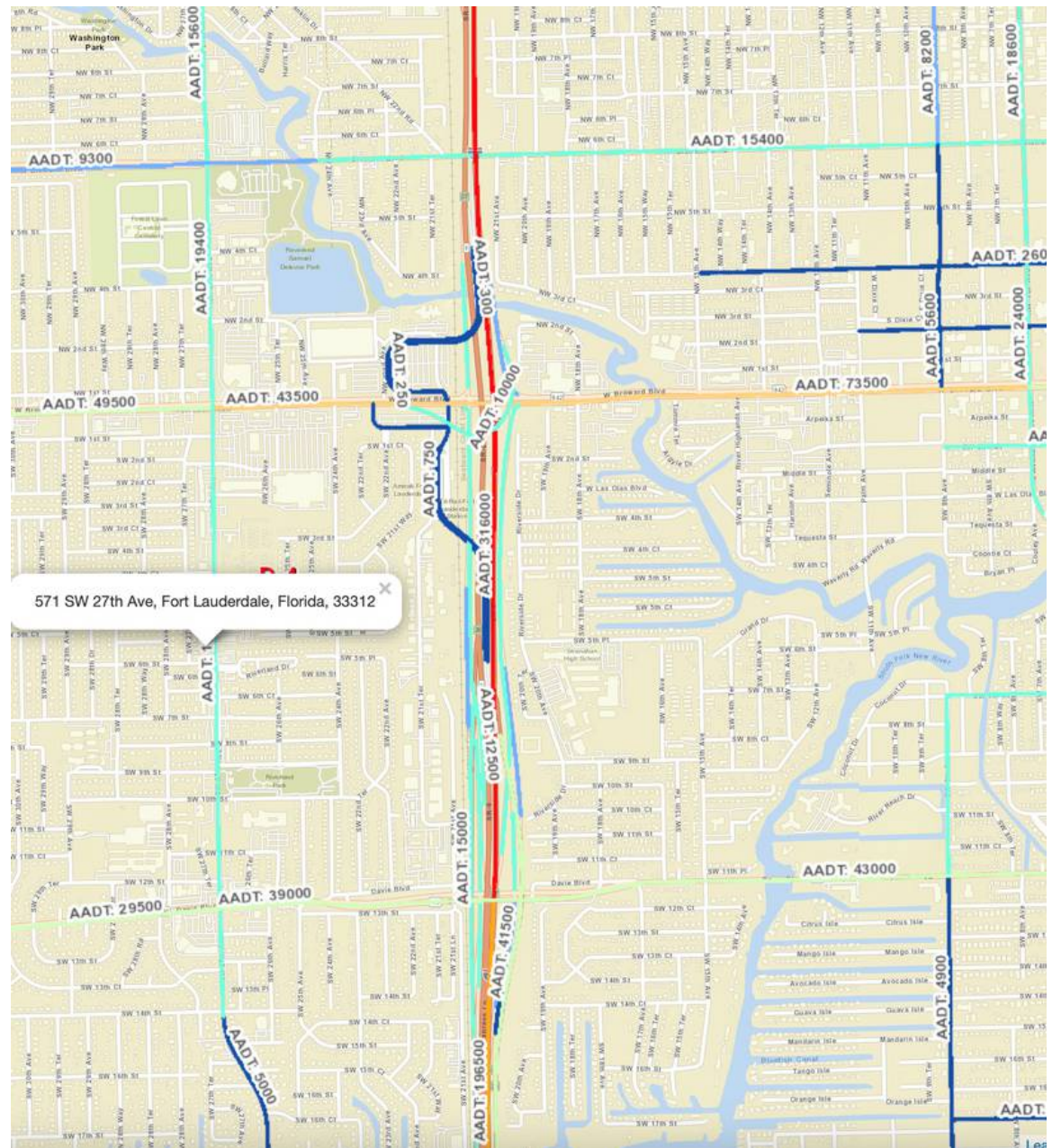
SW 27 AVE (Riverland Rd): 16,492

W Broward Blvd (East of Riverland): 73,500

W Broward Blvd (West of Riverland): 49,500

W Davie Blvd (East of Riverland): 43,000

W Davie Blvd (West of Riverland): 39,000



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Average Daily Traffic - 2022

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Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Meas...	Distance
Southwest 27th Avenue	SW 6th St S	16,492	2022	0.03 mi
SW 27th Ave	SW 2nd Ct S	12,732	2022	0.36 mi
Southwest 31st Avenue	SW 3rd St N	13,031	2022	0.54 mi
Riverside Dr	SW 5th Pl E	8,260	2020	0.55 mi
West Broward Boulev...	SW 28th Ter W	44,688	2022	0.55 mi
SW 20th Ave	SW 5th St NE	11,081	2020	0.56 mi
Southwest 31st Avenue	Iroquis Ave N	9,216	2022	0.57 mi
SW 2nd Ct	SW 31st Ave W	15,073	2022	0.58 mi
W Broward Blvd	SW 24th Ave W	44,241	2022	0.59 mi
West Broward Boulev...	SW 24th Ave W	44,500	2020	0.59 mi

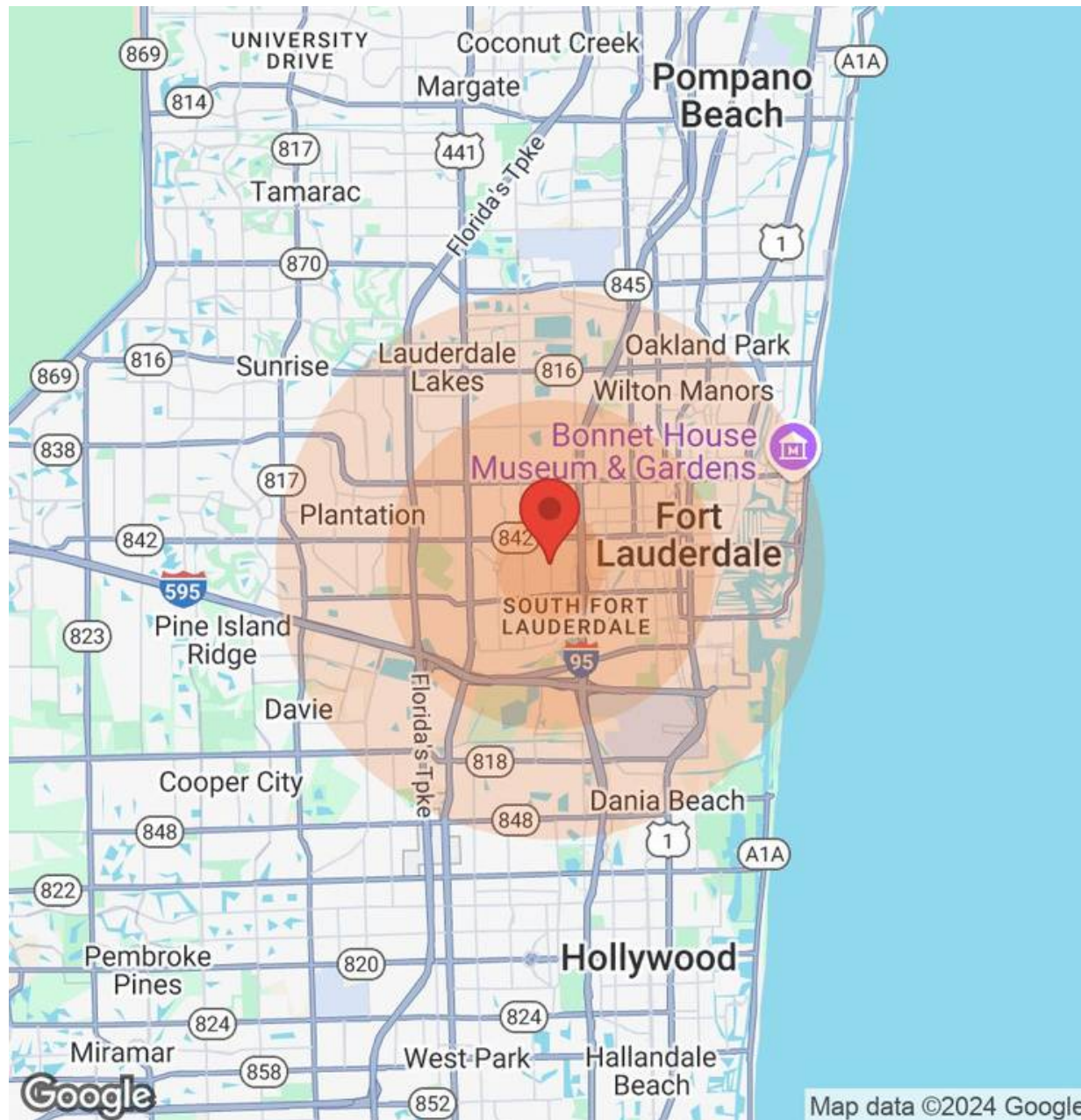
Made with TrafficMetrix® Products

Public Records

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Demographics

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Population	1 Mile	3 Miles	5 Miles
Male	8,558	66,439	171,160
Female	8,507	64,742	171,706
Total Population	17,065	131,181	342,866

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,683	25,357	61,969
Ages 15-24	2,419	16,958	41,228
Ages 25-54	6,833	53,157	137,401
Ages 55-64	2,014	16,199	43,715
Ages 65+	2,116	19,510	58,553

Race	1 Mile	3 Miles	5 Miles
White	5,294	50,400	158,732
Black	10,834	74,602	165,048
Am In/AK Nat	3	28	118
Hawaiian	N/A	2	16
Hispanic	3,495	20,338	53,101
Multi-Racial	1,782	10,964	31,580

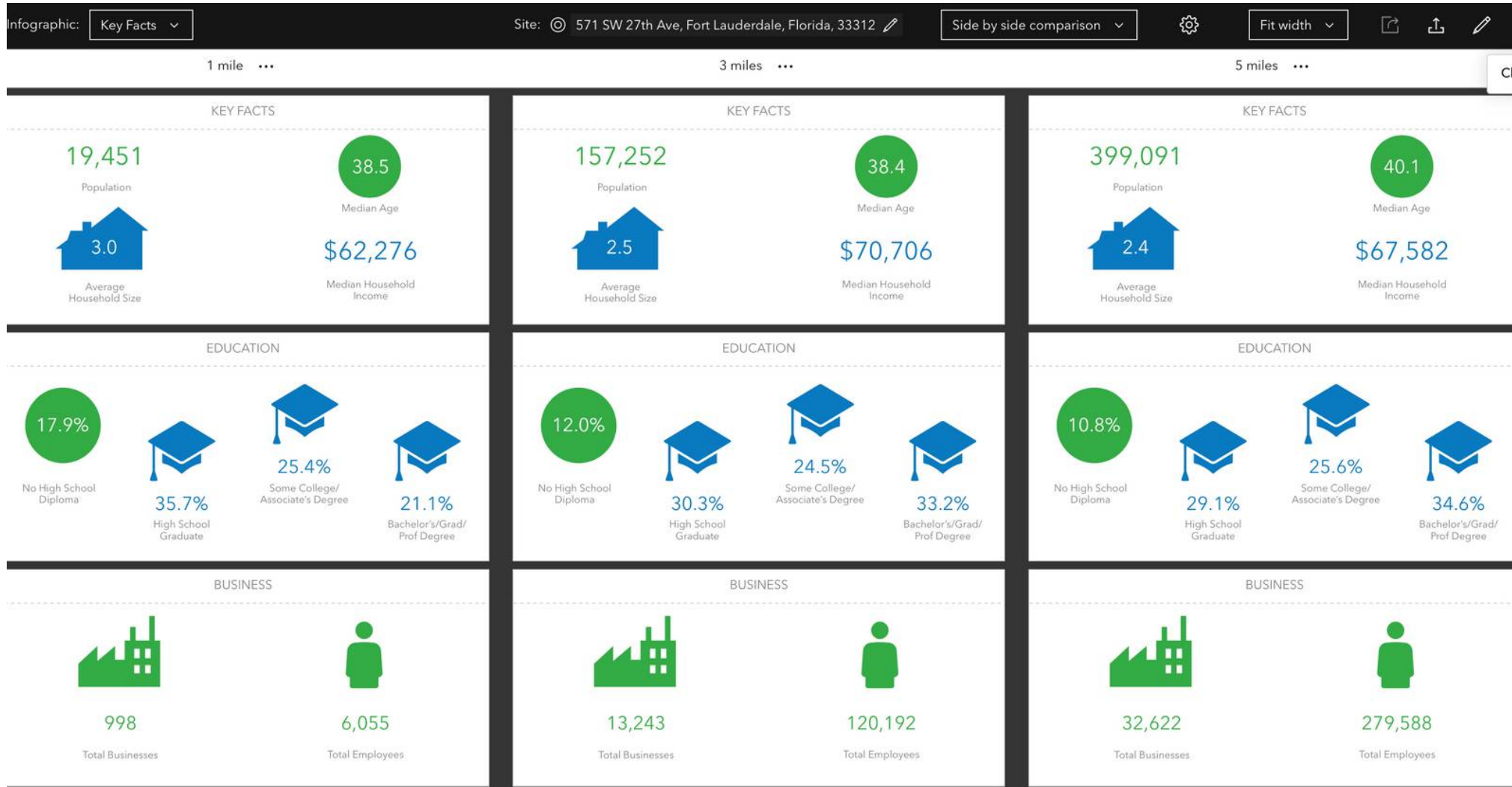
Income	1 Mile	3 Miles	5 Miles
Median	\$41,893	\$41,670	\$45,554
< \$15,000	835	7,725	20,885
\$15,000-\$24,999	718	6,323	16,321
\$25,000-\$34,999	815	6,198	17,093
\$35,000-\$49,999	855	7,591	21,204
\$50,000-\$74,999	938	8,542	24,653
\$75,000-\$99,999	667	4,726	14,136
\$100,000-\$149,999	352	4,512	12,367
\$150,000-\$199,999	268	1,610	4,530
> \$200,000	110	1,472	4,995

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,441	56,439	163,440
Occupied	5,666	48,986	138,106
Owner Occupied	3,150	24,651	76,004
Renter Occupied	2,516	24,335	62,102
Vacant	775	7,453	25,334

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Demographics - Key Facts

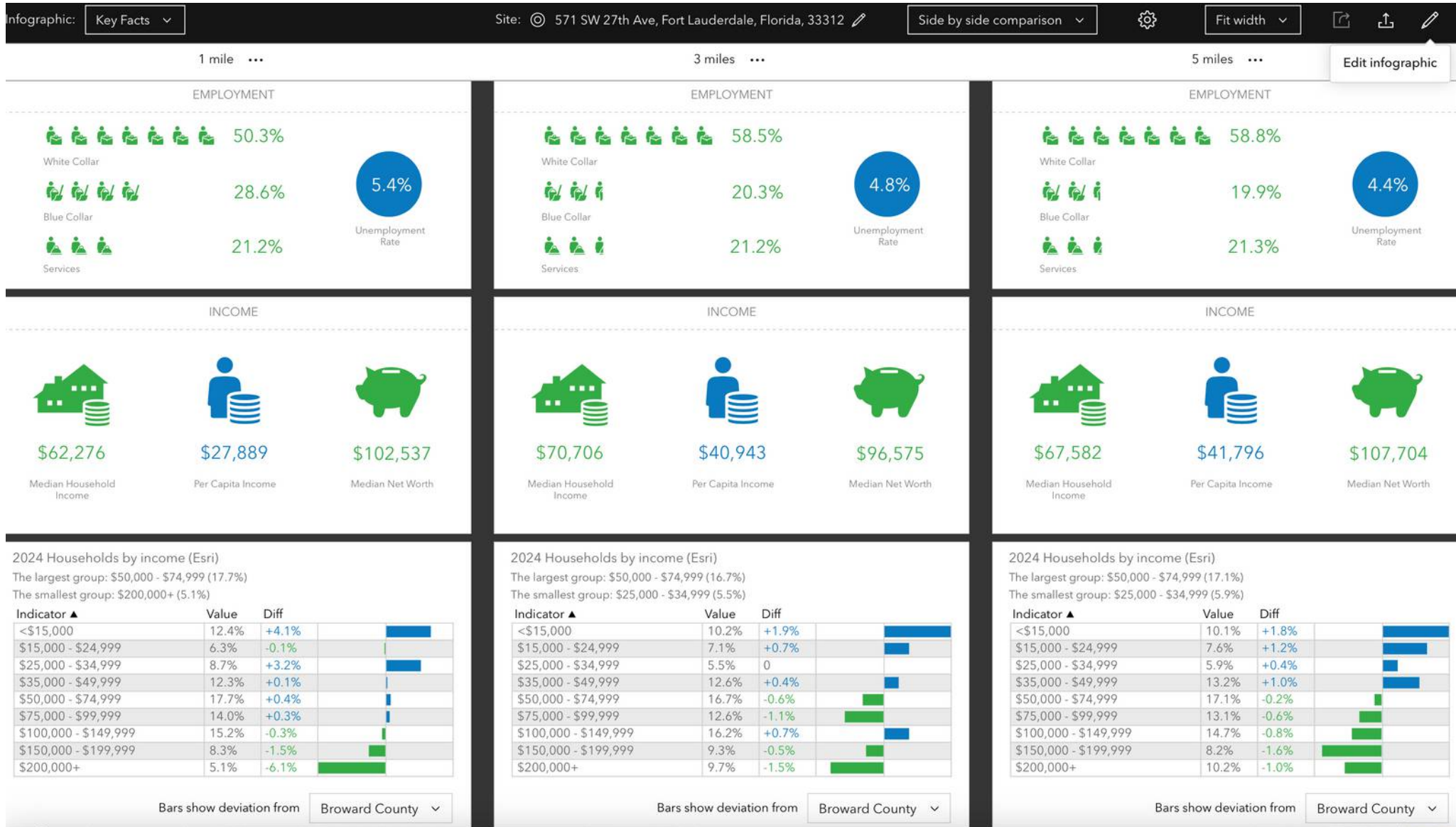
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Demographics - Key Facts

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Demographics - Employment & Economics

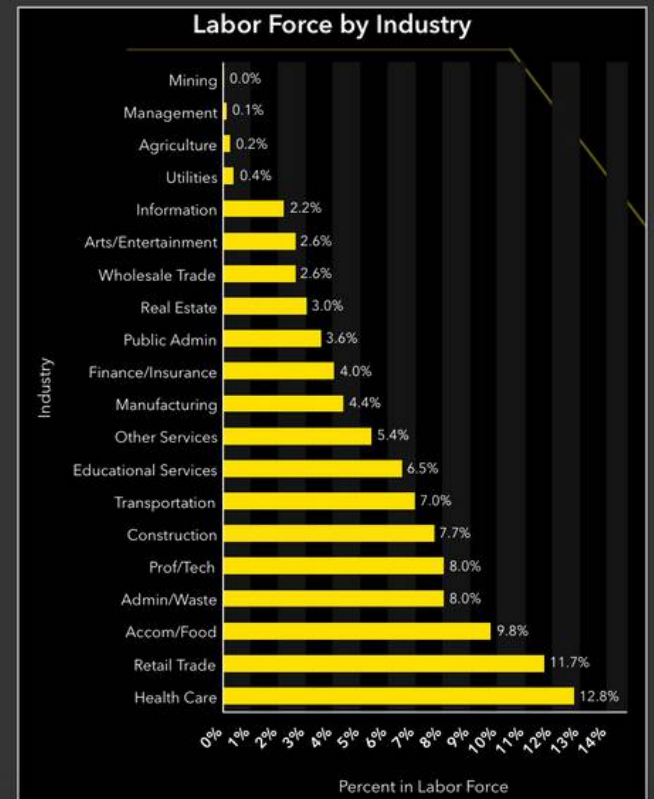
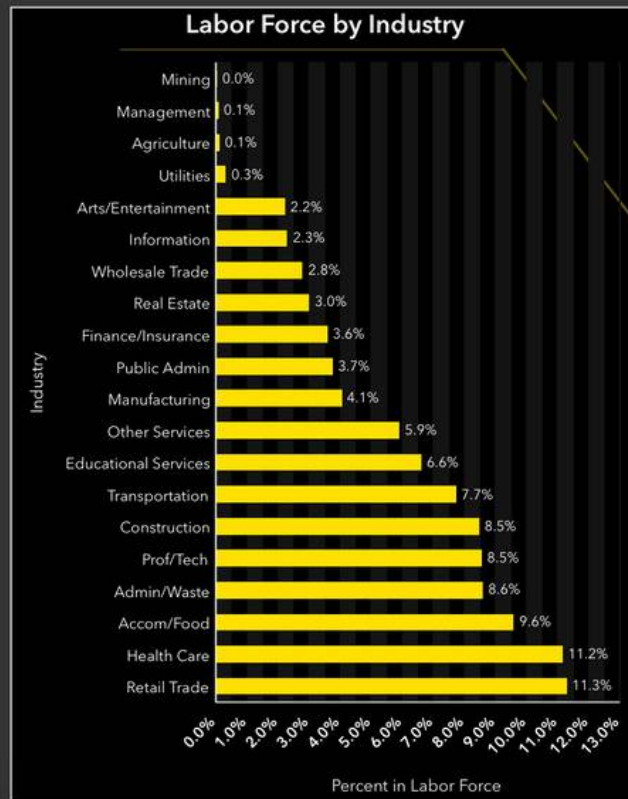
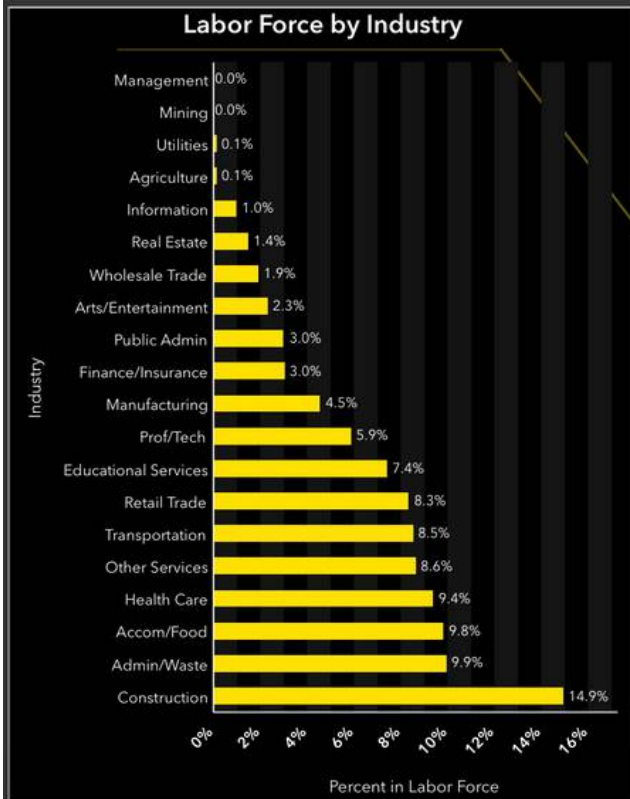
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1 mile ...

3 miles ...

5 miles ...



Demographics - Employment & Economics

Stand Alone Retail Building in Riverland For Sale | 571-573 SW 27th Ave (Riverland Rd) | Fort Lauderdale, FL 33312



1 mile ...

3 miles ...

5 miles ...



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Demographics - Shopping & Spending

Stand Alone Retail Building in Riverland For Sale | 571-573 SW 27th Ave (Riverland Rd) | Fort Lauderdale, FL 33312



1 mile ...

3 miles ...

5 miles ...

Shopping

59 2024 Shopped at Tractor Supply Hardware Store/12 Mo: Index
Which is less than 80% of all ZIP Codes

57 2024 Ordered Fishing/Camping Equip Online/6 Mo: Index
Which is less than 80% of all ZIP Codes

112 2024 Shopped at Walgreens Drug Store/6 Mo: Index
Which is more than 80% of all ZIP Codes

129 2024 Shopped at Marshalls Store/3 Mo: Index
Which is more than 80% of all ZIP Codes

Shopping

58 2024 Shopped at Tractor Supply Hardware Store/12 Mo: Index
Which is less than 80% of all ZIP Codes

66 2024 Ordered Fishing/Camping Equip Online/6 Mo: Index
Which is less than 80% of all ZIP Codes

73 2024 Shopped at True Value Hardware Store/12 Mo: Index
Which is less than 80% of all ZIP Codes

110 2024 Shopped at CVS Drug Store/6 Mo: Index
Which is more than 80% of all ZIP Codes

Shopping

64 2024 Shopped at Tractor Supply Hardware Store/12 Mo: Index
Which is less than 80% of all ZIP Codes

71 2024 Ordered Fishing/Camping Equip Online/6 Mo: Index
Which is less than 80% of all ZIP Codes

76 2024 Shopped at True Value Hardware Store/12 Mo: Index
Which is less than 80% of all ZIP Codes

107 2024 Shopped at CVS Drug Store/6 Mo: Index
Which is more than 80% of all ZIP Codes

Disposable Income for this Area



\$67,850 ↓

Average Disposable Income is \$13,289 lower than Florida, which has a value of **\$81,139**

Disposable Income for this Area



\$78,656 ↓

Average Disposable Income is \$2,483 lower than Florida, which has a value of **\$81,139**

Disposable Income for this Area



\$77,900 ↓

Average Disposable Income is \$3,239 lower than Florida, which has a value of **\$81,139**

B2 Zoning - municode

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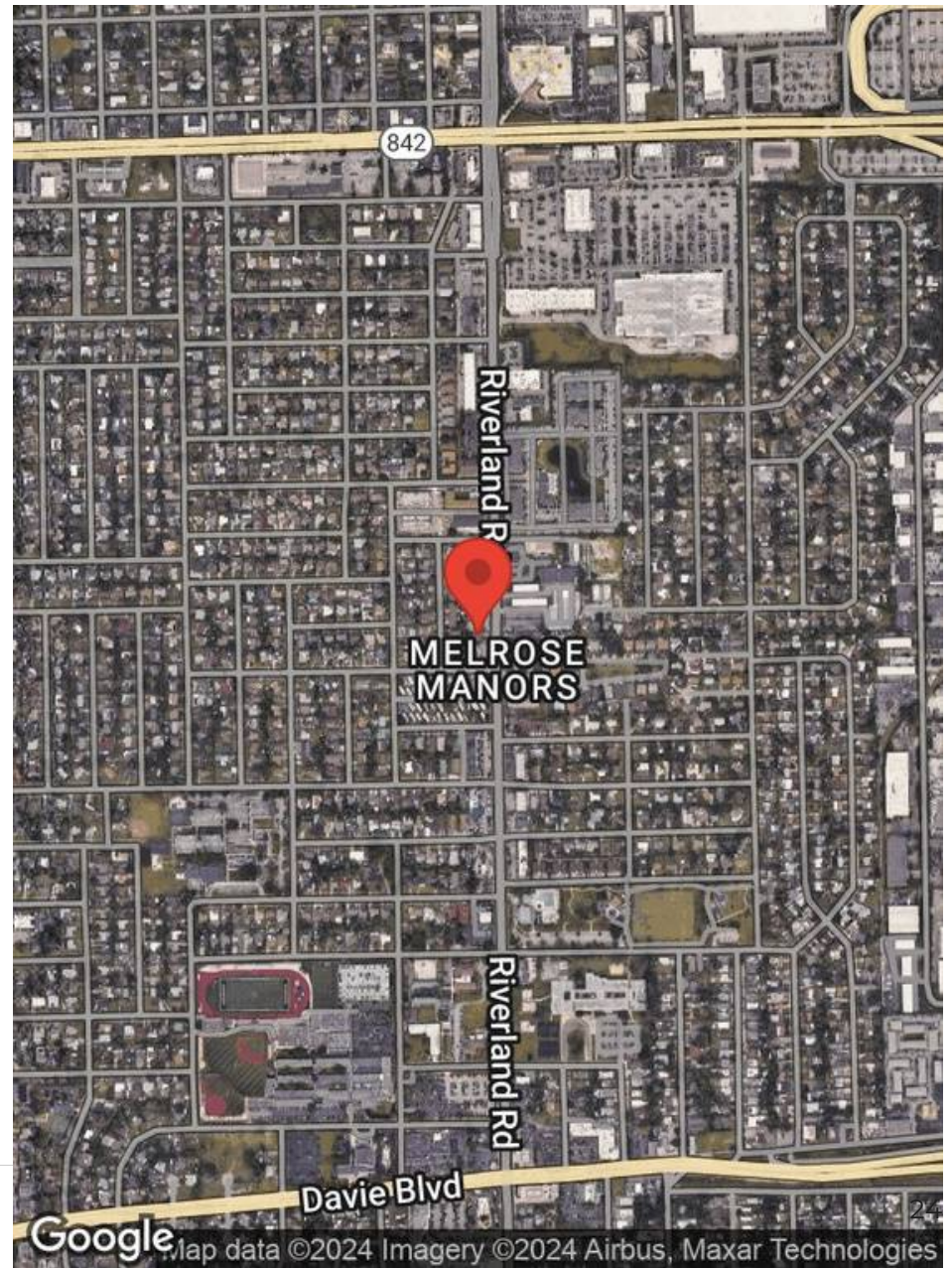
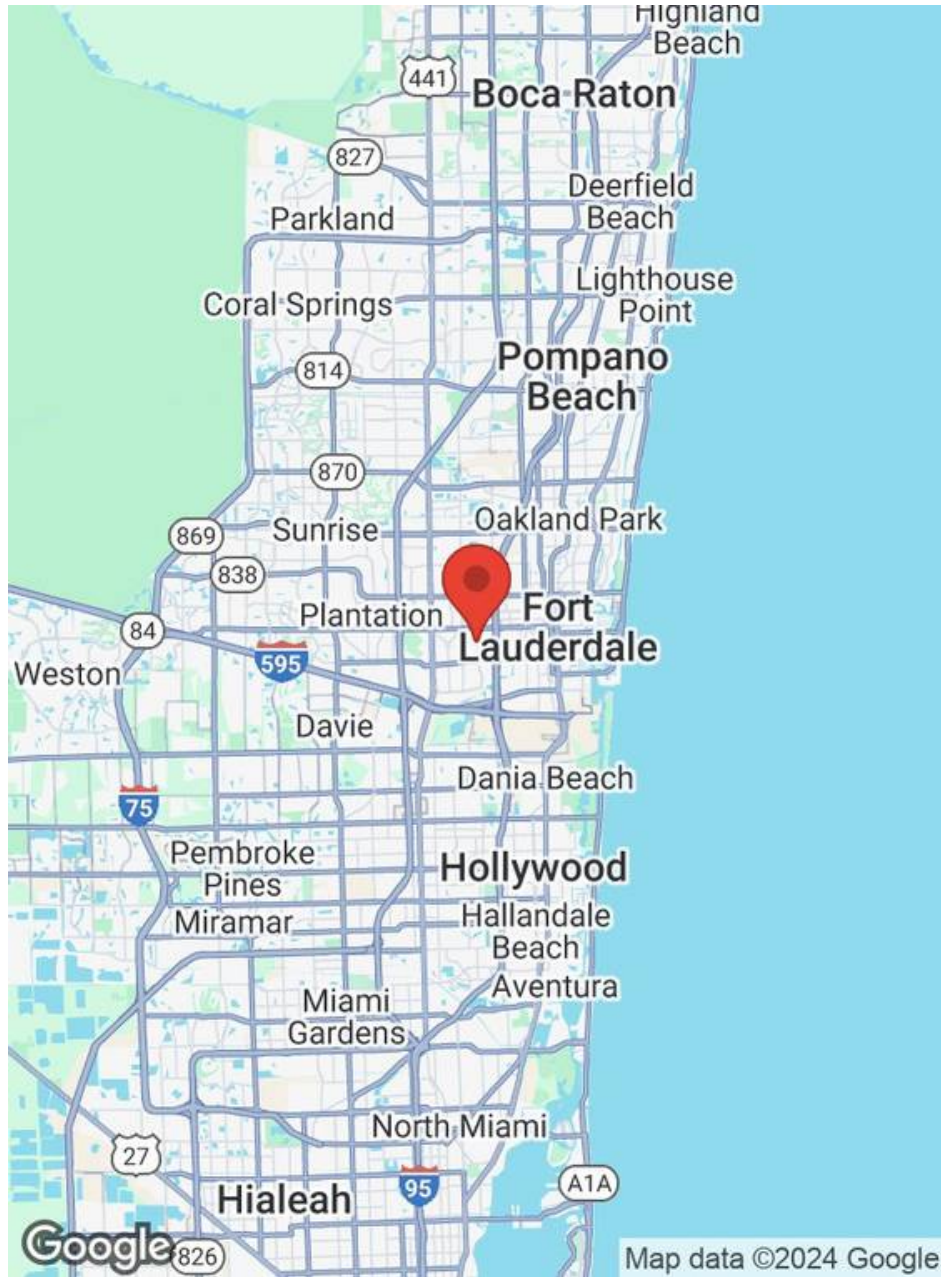
VISION: APR 9, 2024 (CURRENT)

- CODE OF ORDINANCES - OF THE CITY OF FORT LAUDERDALE, FLORIDA
- SUPPLEMENT HISTORY TABLE
- ARTICLE I. - GENERAL REQUIREMENTS
- ARTICLE II. - ZONING DISTRICT REQUIREMENTS
- ▼ SECTION 47-4. - ZONING DISTRICTS ESTABLISHED
 - Sec. 47-4.1. - Listing.
 - Sec. 47-4.2. - Abbreviations.
- SECTION 47-5. - RESIDENTIAL ZONING DISTRICTS AND RESIDENTIAL OFFICE ZONING DISTRICTS
- ▼ SECTION 47-6. - BUSINESS ZONING DISTRICTS
 - Sec. 47-6.1. - List of districts.
 - Sec. 47-6.2. - Intent and purpose of each district.
 - Secs. 47-6.3—47-6.9. - Reserved.
 - Sec. 47-6.10. - List of permitted and conditional uses, Community Business (CB) District.
 - Sec. 47-6.11. - List of permitted and conditional uses, Boulevard Business (B-1) District.
 - Sec. 47-6.12. - List of permitted and conditional uses, General Business (B-2) District.

		<i>District</i>			
<i>Requirements</i>		<i>CB</i>	<i>B-1</i>	<i>B-2</i>	<i>B-3</i>
<i>Maximum height (ft.) Note B</i>		150	150	150	150
<i>Minimum lot size</i>		None	None	None	None
Minimum lot width					
<i>Maximum FAR</i>		None	None	None	None
<i>Minimum front yard (ft.)</i>		5*	5*	5*	5*
<i>Minimum corner yard (ft.)</i>		5*	5*	5*	5*
<i>Minimum side yard (ft.):</i>					
	When contiguous to residential property	10	10	15	20
	All others	None	None	None	None, except when any portion of a structure is greater in height than 100 ft. that portion of the structure shall be set back an additional 1 ft. for each 1 ft. of building height over 100 ft.
<i>Minimum rear yard (ft.):</i>					
	When contiguous to residential property	15	15	20	25
	All others	None	None	None	None, except when any portion of a structure is greater in height than 100 ft. that portion of the structure shall be set back an additional 1 ft. for each 1 ft. of building height over 100 feet.

Location Maps

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Sales COMPS

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4	901 N Andrews Ave	2	1961	Retail	3,941 SF	2.55	Aug 2023	2,425,000 USD	615.33 USD	Fort Lauderdale
5	3516 W Broward Blvd	2	1961	Retail	1,000 SF	1.12	Aug 2023	525,000 USD	525.00 USD	Fort Lauderdale
6	925 N Andrews Ave	2	1959	Retail	1,900 SF	2.58	Aug 2023	799,000 USD	420.53 USD	Fort Lauderdale
7	3489-3493 Davie Blvd	2	1962	Retail	3,270 SF	1.12	Dec 2023	1,200,000 USD	366.97 USD	Fort Lauderdale
8	4350 W Broward Blvd	2	1960/2023	Retail	1,150 SF	1.79	Feb 2024	810,000 USD	704.35 USD	Fort Lauderdale
9	400 W Sunrise Blvd	2	1959	Retail	1,517 SF	2.41	Feb 2024	1,200,000 USD	791.03 USD	Fort Lauderdale
10	1550 N State Road 7	2	1991	Retail	1,422 SF	2.60	Mar 2024	1,700,000 USD	1,195.50 USD	Fort Lauderdale
11	3100 W Broward Blvd	3	1984	Retail	1,661 SF	0.69	Apr 2024	2,220,000 USD	1,336.54 USD	Fort Lauderdale
12	2200 S Federal Hwy	2	1988	Retail	2,778 SF	2.94	Jun 2024	2,650,000 USD	953.92 USD	Downtown Fort Lauderdale
13	2401 W Sunrise Blvd	3	1984	Retail	1,437 SF	1.58	Aug 2024	1,531,100 USD	1,065.48 USD	Fort Lauderdale
14	927 N Andrews Ave	2	1958	Retail	1,302 SF	2.58	Sep 2024	800,000 USD	614.44 USD	Fort Lauderdale
15	715 W Sunrise Blvd	3	1971	Retail	1,866 SF	2.25	Sep 2024	1,200,000 USD	643.09 USD	Fort Lauderdale
16										
17										

Sale Comps Criteria



The criteria below was used to generate the sale comps set.

Radius	3 mile radius from 571-573 SW 27th Ave
Property Type	Retail
Building Status	Existing, Under Renovation
Property Size	1,000 - 4,000 SF
CoStar Rating	3 Star, 2 Star, 1 Star
Sale Date	Last 2 Years
Exclude All	Condo Sales Portfolio Sales Non-Arms Length Sales Partial Interest Transfer Sales Public Record Sales

Fort Lauderdale, FL 33311
 Freestanding Building of 1,866 SF Sold on 9/18/2024 for \$1,200,000 - In Progress

buyer

PHS Management, LLC
 915 Middle River Dr
 Fort Lauderdale, FL 33304
 (954) 682-6366

seller

Paul Hauser
 6883 Queenferry Cir
 Boca Raton, FL 33496
 (561) 852-0304



vital data

Escrow/Contract: -	Sale Price: \$1,200,000
Sale Date: 9/18/2024	Status: Confirmed 1,866
Days on Market: 520 days	Building SF: SF \$643.09 - - - -
Exchange: No	Price/SF: 119805367 - Yes
Conditions: High Vacancy Property	Pro Forma Cap Rate: B-1 1 41.5% Fort
Land Area SF: 18,731	Actual Cap Rate: Lauderdale - 49-
Acres: 0.43	Down Pmnt: 42-34-05-1330
\$/SF Land Gross: \$64.07	Pct Down: Retail
Year Built, Age: 1971 Age: 53	Doc No:
Parking Spaces: 15	Trans Tax:
Parking Ratio: 8.04/1000 SF	Corner:
FAR 0.10	Zoning:
Lot Dimensions: -	No Tenants:
Frontage: 135 feet on West Sunrise Blvd ...	Percent Improved:
Tenancy: Multi	Submarket:
Comp ID: 6853792	Map Page:
	Parcel No:
	Property Type:

Fort Lauderdale, FL 33311
Auto Dealership Building of 1,302 SF Sold on 9/17/2024 for \$800,000



buyer

seller

Lee & Associates
7925 NW 12th St
Doral, FL 33126
(305) 235-1500

vital data

Escrow/Contract: -	Sale Price: \$800,000
Sale Date: 9/17/2024	Status: Confirmed 1,302
Days on Market: 475 days	Building SF: SF \$614.44 - - - -
Exchange: No	Price/SF: - - No NWRAC-
Conditions: -	Pro Forma Cap Rate: MUNE 1 - Fort
Land Area SF: 8,999	Actual Cap Rate: Lauderdale - 49-
Acres: 0.21	Down Pmnt: 42-34-05-6260
\$/SF Land Gross: \$88.89	Pct Down: Retail
Year Built, Age: 1958 Age: 66	Doc No:
Parking Spaces: 13	Trans Tax:
Parking Ratio: 9.98/1000 SF	Corner:
FAR 0.14	Zoning:
Lot Dimensions: -	No Tenants:
Frontage: 75 feet on N Andrews Ave (with ...	Percent Improved:
Tenancy: Single	Submarket:
Comp ID: 6850664	Map Page:
	Parcel No:
	Property Type:

Fort Lauderdale, FL 33311
Fast Food Building of 1,437 SF Sold on 8/12/2024 for \$1,531,100 - Research Complete

buyer

Ffk Investments Llc
13744 NW 15th St
Pembroke Pines, FL 33028
(786) 357-7764

seller

Douglas Mandel
5900 N Andrews Ave
Fort Lauderdale, FL 33309
(954) 415-9816



vital data

Escrow/Contract: - 8/12/2024 - No	Sale Price: \$1,531,100
Sale Date: Investment Triple Net	Status: Confirmed 1,437 SF
Days on Market: 21,810 0.5 \$70.20	Building SF: \$1,065.48 - 5.20%
Exchange: 1984 Age: 40 - - 0.07 -	Price/SF: - - 119740855 - No
Conditions: - Single 6825016	Pro Forma Cap Rate: R-1, Ft Lauderdale
Land Area SF:	Actual Cap Rate: 1 77.6% Fort
Acres:	Down Pmnt: Lauderdale Trakker
\$/SF Land Gross:	Pct Down: 24-T13 49-42-32-
Year Built, Age:	Doc No: 34-0010 Retail
Parking Spaces:	Trans Tax:
Parking Ratio:	Corner:
FAR	Zoning:
Lot Dimensions:	No Tenants:
Frontage:	Percent Improved:
Tenancy:	Submarket:
Comp ID:	Map Page:
	Parcel No:
	Property Type:

Fort Lauderdale, FL 33316
 Freestanding Building of 2,778 SF Sold on 6/25/2024 for \$2,650,000 - Research Complete

buyer

Joe Levy
 2875 NE 191st St
 Aventura, FL 33180
 (305) 766-9358

seller

Prestige Auto Wash & Detail Center
 323 Rahway Ave
 Elizabeth, NJ 07202
 (908) 355-8500



vital data

Escrow/Contract: -	Sale Price: \$2,650,000 Confirmed 2,778 SF
Sale Date: 6/25/2024	Status: \$953.92 - - - - 119650616 - No
Days on Market: 419 days	Building SF: B-1 3 63.5% Downtown Fort
Exchange: No	Price/SF: Lauderdale - 50-42-14-03-
Conditions: -	Pro Forma Cap Rate: 4330 [Partial List] Retail
Land Area SF: 19,602	Actual Cap Rate:
Acres: 0.45	Down Pmnt:
\$/SF Land Gross: \$135.19	Pct Down:
Year Built, Age: 1988 Age: 36	Doc No:
Parking Spaces: 30	Trans Tax:
Parking Ratio: 10.8/1000 SF	Corner:
FAR 0.14	Zoning:
Lot Dimensions: -	No Tenants:
Frontage: 149 feet on SE 22nd St (with 2 ...	Percent Improved:
Tenancy: Single	Submarket:
Comp ID: 6768735	Map Page:
	Parcel No:
	Property Type:



KFC
Fort Lauderdale, FL 33312
Fast Food Building of 1,661 SF Sold on 4/26/2024 for \$2,220,000 - Research Complete

buyer

Adar Investments & Management LLC
17000-17098 Collins Ave
Sunny Isles Beach, FL 33160
(305) 384-1320

seller

Jacobo Moreno
2808 SW Patton Ln
Portland, OR 97201
(305) 610-3200

vital data

Escrow/Contract: -	Sale Price: \$2,220,000	Confirmed
Sale Date: 4/26/2024	Status: 1,661 SF	\$1,336.54 -
Days on Market: 63 days	Building SF: 4.31% - -	119550019 - No
Exchange: No	Price/SF: B-1 - Boulevard Business 1	
Conditions: Investment Triple Net	Pro Forma Cap Rate: 73.0%	Fort Lauderdale
Land Area SF: 17,990	Actual Cap Rate: Trakker 24-S15	50-42-07-
Acres: 0.41	Down Pmnt: 01-1170	Retail
\$/SF Land Gross: \$123.40	Pct Down:	
Year Built, Age: 1984 Age: 40	Doc No:	
Parking Spaces: 17	Trans Tax:	
Parking Ratio: 10.23/1000 SF	Corner:	
FAR 0.09	Zoning:	
Lot Dimensions: -	No Tenants:	
Frontage: 168 feet on W Broward Blvd ...	Percent Improved:	
Tenancy: Single	Submarket:	
Comp ID: 6716494	Map Page:	
	Parcel No:	
	Property Type:	

Fort Lauderdale, FL 33313
Fast Food Building of 1,422 SF Sold on 3/22/2024 for \$1,700,000 - Research Complete

buyer

Donna's Restaurant And Bakery
3105-3213 N State Road 7
Margate, FL 33063
(954) 972-1177

seller

Broker's LLC
20200 W Dixie Hwy
Aventura, FL 33180
(954) 384-1616



vital data

Escrow/Contract: -	Sale Price: \$1,700,000 Full
Sale Date: 3/22/2024	Status: Value 1,422 SF
Days on Market: -	Building SF: \$1,195.50 - - - -
Exchange: No	Price/SF: 119466848
Conditions: -	Pro Forma Cap Rate: \$11,900 No CG 1
Land Area SF: 36,155	Actual Cap Rate: 56.9% Fort
Acres: 0.83	Down Pmnt: Lauderdale - 49-
\$/SF Land Gross: \$47.02	Pct Down: 42-31-24-0010
Year Built, Age: 1991 Age: 33	Doc No: Retail
Parking Spaces: 40	Trans Tax:
Parking Ratio: 10/1000 SF	Corner:
FAR 0.04	Zoning:
Lot Dimensions: -	No Tenants:
Frontage: 144 feet on Us-441 (with 2 curb ...	Percent Improved:
Tenancy: Multi	Submarket:
Comp ID: 6685815	Map Page:
	Parcel No:
	Property Type:

Fort Lauderdale, FL 33311
 Freestanding Building of 1,517 SF Sold on 2/12/2024 for \$1,200,000 - Research Complete

buyer

Jorge A Alvarez
 201 Alhambra Cir
 Coral Gables, FL 33134

seller

Igor Melomed
 1835 NW 124 Ave
 Coral Springs, FL 33071



vital data

Escrow/Contract: -	Sale Price: \$1,200,000 Confirmed 1,517 SF
Sale Date: 2/12/2024	Status: \$791.03 - - - - 119391962 - No
Days on Market: 354 days	Building SF: B-1 2 49.3% Fort Lauderdale -
Exchange: No	Price/SF: 49-42-34-11-0070 [Partial List]
Conditions: -	Pro Forma Cap Rate: Retail
Land Area SF: 14,810	Actual Cap Rate:
Acres: 0.34	Down Pmnt:
\$/SF Land Gross: \$81.02	Pct Down:
Year Built, Age: 1959 Age: 65	Doc No:
Parking Spaces: 24	Trans Tax:
Parking Ratio: 15.82/1000 SF	Corner:
FAR 0.10	Zoning:
Lot Dimensions: -	No Tenants:
Frontage: 132 feet on W Sunrise Blvd ...	Percent Improved:
Tenancy: Multi	Submarket:
Comp ID: 6660703	Map Page:
	Parcel No:
	Property Type:

Plantation, FL 33317
Service Station Building of 1,150 SF Sold on 2/2/2024 for \$810,000 - Research Complete

buyer

JACQUELINE NELSON-MANGATAL, D.D.S., P.A.
7085 Via Leonardo
Lake Worth, FL 33467
(561) 386-2689

seller

Afsaneh Gilak
8901 S Hollybrook Blvd
Pembroke Pines, FL 33025
(607) 708-7298



vital data

Escrow/Contract: -	Sale Price: \$810,000
Sale Date: 2/2/2024	Status: Confirmed 1,150
Days on Market: 218 days	Building SF: SF \$704.35 - - - -
Exchange: No	Price/SF: 119388345 - No
Conditions: Deferred Maintenance, High ...	Pro Forma Cap Rate: SPI-2-HC 27.8%
Land Area SF: 11,761	Actual Cap Rate: Fort Lauderdale -
Acres: 0.27	Down Pmnt: 50-41-12-02-
\$/SF Land Gross: \$68.87	Pct Down: 0101 Retail
Year Built, Age: 1960 Age: 64	Doc No:
Parking Spaces: 10	Trans Tax:
Parking Ratio: 8.7/1000 SF	Corner:
FAR 0.10	Zoning:
Lot Dimensions: 100x119	Percent Improved:
Frontage: 100 feet on W Broward Blvd	Submarket:
Tenancy: Single	Map Page:
Comp ID: 6648641	Parcel No:
	Property Type:

Fort Lauderdale, FL 33312

Freestanding Building of 3,270 SF Sold on 12/20/2023 for \$1,200,000 - Research Complete

buyer

 Irma Claros Diaz
 4821 SW 12th St
 Plantation, FL 33317
 (954) 479-4486

seller

 Paul Hauser
 6883 Queenferry Cir
 Boca Raton, FL 33496
 (561) 852-0304


vital data

Escrow/Contract:	-	Sale Price:	\$1,200,000
Sale Date:	12/20/2023	Status:	Full Value
Days on Market:	234 days	Building SF:	3,270 SF
Exchange:	No	Price/SF:	\$366.97
Conditions:	Investment Triple Net	Pro Forma Cap Rate:	-
Land Area SF:	8,786	Actual Cap Rate:	5.10%
Acres:	0.2	Down Pmnt:	-
\$/SF Land Gross:	\$136.58	Pct Down:	-
Year Built, Age:	1962 Age: 61	Doc No:	119301843
Parking Spaces:	11	Trans Tax:	\$8,400
Parking Ratio:	3.36/1000 SF	Corner:	No
FAR:	0.37	Zoning:	CB
Lot Dimensions:	-	No Tenants:	1
Frontage:	85 feet on Davie Blvd (with 1 ...	Percent Improved:	82.1%
Tenancy:	Multi	Submarket:	Fort Lauderdale
Comp ID:	6605122	Map Page:	-
		Parcel No:	50-42-18-11-0120
		Property Type:	Retail



Fort Lauderdale, FL 33311
 Restaurant Building of 1,900 SF Sold on 8/31/2023 for \$799,000
 - Research Complete

buyer

Diva Name
 2430 NE 13th Ave
 Wilton Manors, FL 33305
 (201) 489-0473

seller

Noel Valdez
 5900 W 3rd Ln
 Hialeah, FL 33012
 (954) 806-8375

vital data

Escrow/Contract: -	Sale Price: \$799,000
Sale Date: 8/31/2023	Status: Confirmed 1,900
Days on Market: -	Building SF: SF \$420.53 - - - -
Exchange: No	Price/SF: 119085332 - No
Conditions: -	Pro Forma Cap Rate: B-2 2 - Fort
Land Area SF: 5,998	Actual Cap Rate: Lauderdale - 49-
Acres: 0.14	Down Pmnt: 42-34-05-6270
\$/SF Land Gross: \$133.21	Pct Down: Retail
Year Built, Age: 1959 Age: 64	Doc No:
Parking Spaces: 50	Trans Tax:
Parking Ratio: 26.32/1000 SF	Corner:
FAR 0.32	Zoning:
Lot Dimensions: -	No Tenants:
Frontage: 56 feet on N Andrews Ave (with ...	Percent Improved:
Tenancy: Single	Submarket:
Comp ID: 6500934	Map Page:
	Parcel No:
	Property Type:

Fort Lauderdale, FL 33312
 Freestanding Building of 1,000 SF Sold on 8/24/2023 for \$525,000 - Research Complete

buyer

Hlv Investments Llc
 6310 Appaloosa Trl
 Southwest Ranches, FL 33330

seller

Dealership Ds&r Autobody Shop Inc



vital data

Escrow/Contract: -	Sale Price: \$525,000 Full
Sale Date: 8/24/2023	Status: Value 1,000 SF
Days on Market: 83 days	Building SF: \$525.00 - - - -
Exchange: No	Price/SF: 119064238 - No
Conditions: -	Pro Forma Cap Rate: B-1 56.5% Fort
Land Area SF: 8,276	Actual Cap Rate: Lauderdale - 50-
Acres: 0.19	Down Pmnt: 42-07-06-0032
\$/SF Land Gross: \$63.43	Pct Down: Retail
Year Built, Age: 1961 Age: 62	Doc No:
Parking Spaces: 12	Trans Tax:
Parking Ratio: 10/1000 SF	Corner:
FAR 0.12	Zoning:
Lot Dimensions: -	Percent Improved:
Frontage: 69 feet on W Broward Blvd	Submarket:
Tenancy: Single	Map Page:
Comp ID: 6498590	Parcel No:
	Property Type:

Fort Lauderdale, FL 33311
Auto Repair Building of 3,941 SF Sold on 8/23/2023 for \$2,425,000 - Research Complete

buyer

Prakash Patel
205 SW Commerce Dr
Lake City, FL 32025
(386) 755-2520

seller

Marlene Prosjie
c/o Greg Milopoulos
109 Hendricks Isle
Fort Lauderdale, FL 33301
(954) 467-8371



vital data

Escrow/Contract: -	Sale Price: \$2,425,000 Confirmed 3,941 SF
Sale Date: 8/23/2023	Status: \$615.33 - 5.00% - -
Days on Market: 84 days	Building SF: 119067553 - No NWRAC-MUNE
Exchange: No	Price/SF: & RMM-25 1 56.4% Fort
Conditions: -	Pro Forma Cap Rate: Lauderdale - 49-42-34-05-
Land Area SF: 31,799	Actual Cap Rate: 6320 [Partial List] Retail
Acres: 0.73	Down Pmnt:
\$/SF Land Gross: \$76.26	Pct Down:
Year Built, Age: 1961 Age: 62	Doc No:
Parking Spaces: -	Trans Tax:
Parking Ratio: 0/1000 SF	Corner:
FAR 0.12	Zoning:
Lot Dimensions: -	No Tenants:
Frontage: 125 feet on N Andrews Ave (with ...	Percent Improved:
Tenancy: Multi	Submarket:
Comp ID: 6494318	Map Page:
	Parcel No:
	Property Type:

Fort Lauderdale, FL 33316
 Freestanding Building of 1,660 SF Sold on 4/17/2023 for \$2,350,000 - Research Complete



buyer

Bluewater Reel Estate, LLC.
 240 SW 33rd Ct
 Fort Lauderdale, FL 33315
 (954) 522-4228

seller

Market Realty LLC
 150 SE 12th St
 Fort Lauderdale, FL 33316
 (954) 254-3647

vital data

Escrow/Contract: -	Sale Price: \$2,350,000 Confirmed 1,660
Sale Date: 4/17/2023	Status: SF \$1,415.66 - 6.13% \$0
Days on Market: -	Building SF: 0.0% 118822728 - No B-1 1
Exchange: No	Price/SF: 40.3% Downtown Fort
Conditions: -	Pro Forma Cap Rate: Lauderdale - 50-42-15-01-
Land Area SF: 19,166	Actual Cap Rate: 7710 Retail
Acres: 0.44	Down Pmnt:
\$/SF Land Gross: \$122.61	Pct Down:
Year Built, Age: 1965 Age: 58	Doc No:
Parking Spaces: 40	Trans Tax:
Parking Ratio: 10/1000 SF	Corner:
FAR 0.09	Zoning:
Lot Dimensions: -	No Tenants:
Frontage: 139 feet on S Andrews Ave (with ...	Percent Improved:
Tenancy: Single	Submarket:
Comp ID: 6380540	Map Page:
	Parcel No:
	Property Type:



Fort Lauderdale, FL 33304
 Freestanding Building of 2,022 SF Sold on 1/18/2023 for \$1,075,000 - Research Complete

buyer

Knallhart Group
 1753 Poinsettia Dr
 Fort Lauderdale, FL 33305
 (407) 230-8830

seller

Robert Denberg
 730 W Broward Blvd
 Fort Lauderdale, FL 33312
 (954) 522-3660

vital data

Escrow/Contract: -	Sale Price: \$1,075,000 Confirmed 2,022 SF
Sale Date: 1/18/2023	Status: \$531.65 - - - - 118632315
Days on Market: -	Building SF: \$7,525 No RAC-UV 1 -
Exchange: No	Price/SF: Downtown Fort Lauderdale - 49-
Conditions: -	Pro Forma Cap Rate: 42-34-06-1672 [Partial List]
Land Area SF: 5,166	Actual Cap Rate: Retail
Acres: 0.12	Down Pmnt:
\$/SF Land Gross: \$208.08	Pct Down:
Year Built, Age: 1955 Age: 68	Doc No:
Parking Spaces: 5	Trans Tax:
Parking Ratio: 3.51/1000 SF	Corner:
FAR 0.39	Zoning:
Lot Dimensions: -	No Tenants:
Frontage: 81 feet on N Federal Hwy (with ...	Percent Improved:
Tenancy: Single	Submarket:
Comp ID: 6287335	Map Page:
	Parcel No:
	Property Type:

Professional Bio

Stand Alone Retail Building in Riverland For Sale | 571-573 SW 27th Ave (Riverland Rd) | Fort Lauderdale, FL 33312



CANDY YEUNG, CCIM, MSRED, MA, M.ED.

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Disclaimer

Stand Alone Retail Building in Riverland For Sale | 571-573 SW 27th Ave (Riverland Rd) | Fort Lauderdale, FL 33312



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Candy Yeung, CCIM, MSRED, MA, M.Ed.

(954) 681-3737

candyyeung@remax.net