



\$1,750,00

5 Northwest 3rd Avenue

DANIA BEACH, FL 33004

ADAM VON ROMER, CCIM
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SECTION VI

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PROPERTY SUMMARY

5 NW 3rd Ave Dania Beach

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Property Summary

Building SF:	5,132
Lot Size:	16,796 SF
Parking Ratio:	2.0
Parking:	10
Price:	\$1,750,000
Year Built:	1957
Zoning:	CC

Property Overview

This 5,132 SF industrial building, built in 1957, offers a functional layout, making it ideal for logistics or light manufacturing use. The property features approximately 10 parking spaces and benefits from a front street location, enhancing safety and peace of mind. With a well-organized and functional layout, it presents a strong opportunity for businesses seeking practical industrial space in a well-positioned area.

Location Overview

Dania Beach is a strategic location for industrial real estate, situated between Fort Lauderdale and Hollywood with direct access to major highways and the Everglades. The city's ongoing growth, proximity to the Fort Lauderdale International Airport, and business-friendly environment make it an ideal location for logistics, warehousing, and distribution users. With excellent infrastructure and accessibility, Dania Beach offers strong long-term investment and tenancy opportunities.

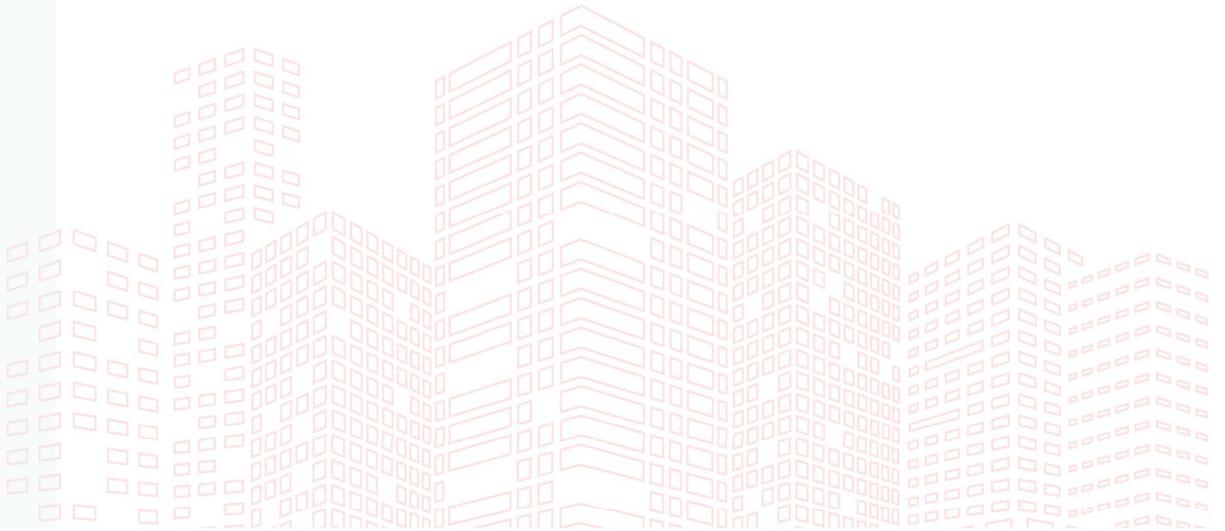
ADAM VON ROMER, CCIM

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SECTION I

Property Photo



PROPERTY PHOTOS

5 NW 3rd Ave Dania Beach

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PROPERTY PHOTOS

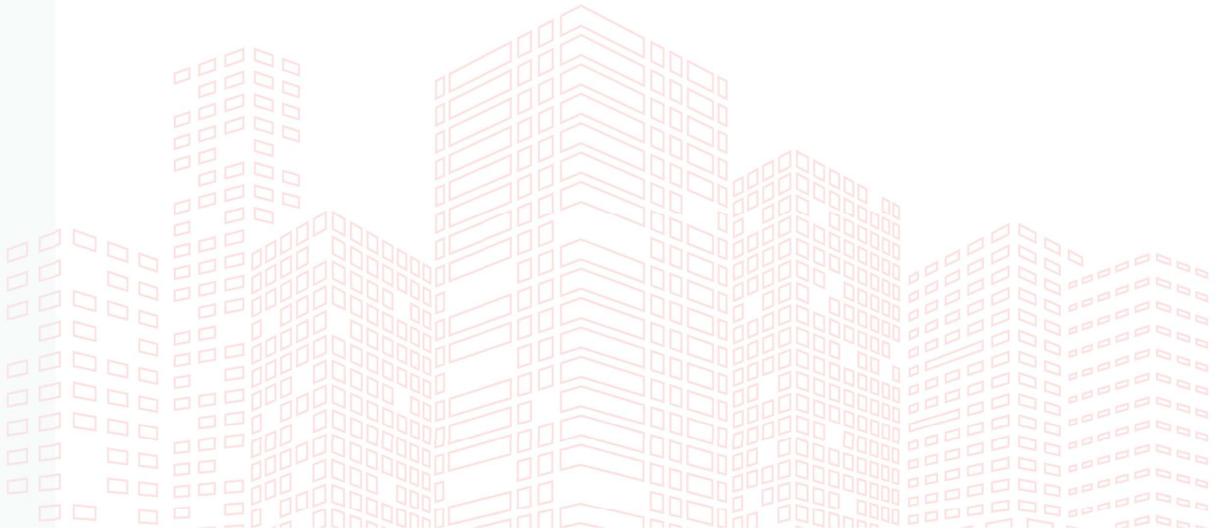
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SECTION II

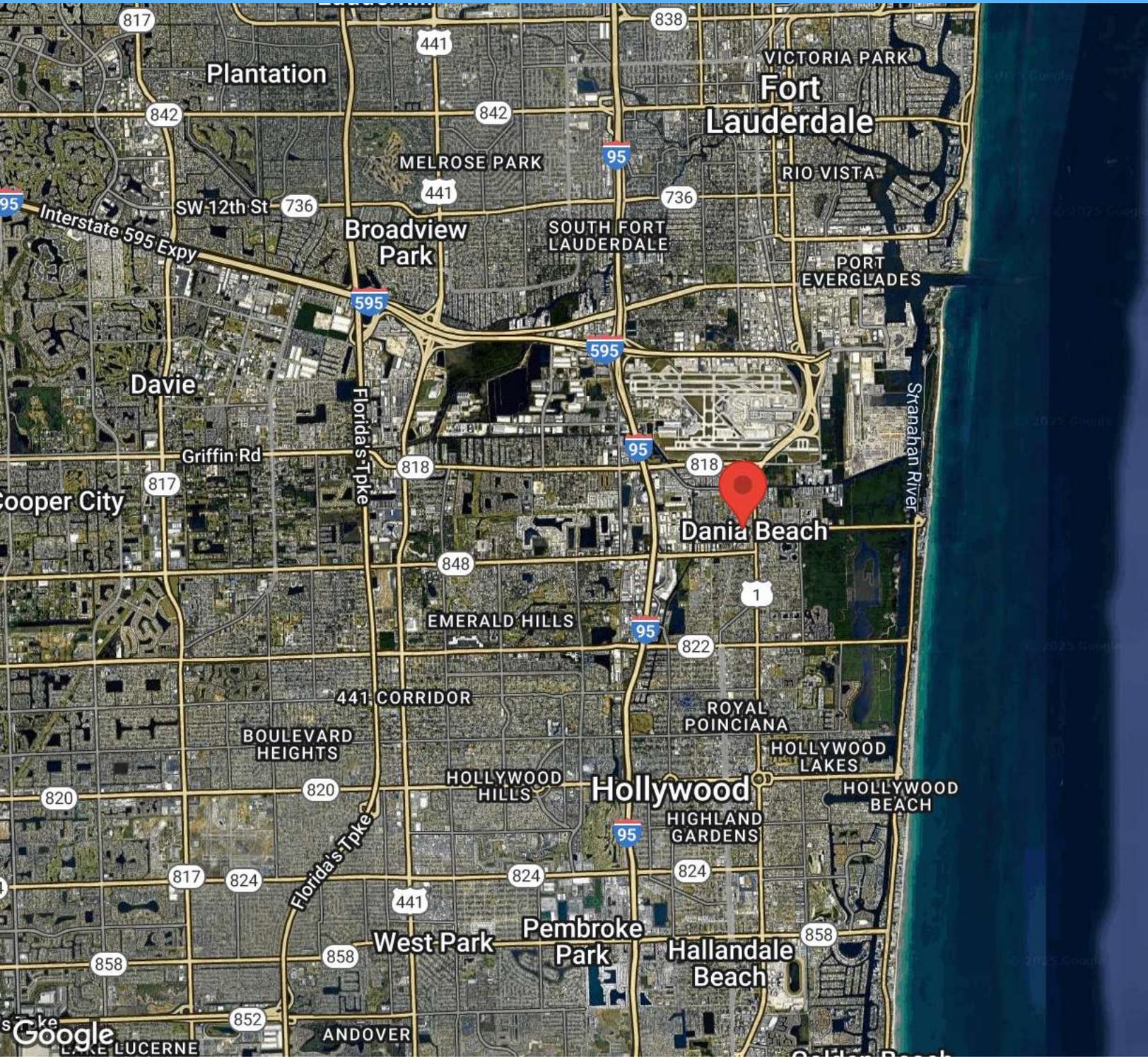
Maps & Aerials



REGIONAL MAP

5 NW 3rd Ave Dania Beach

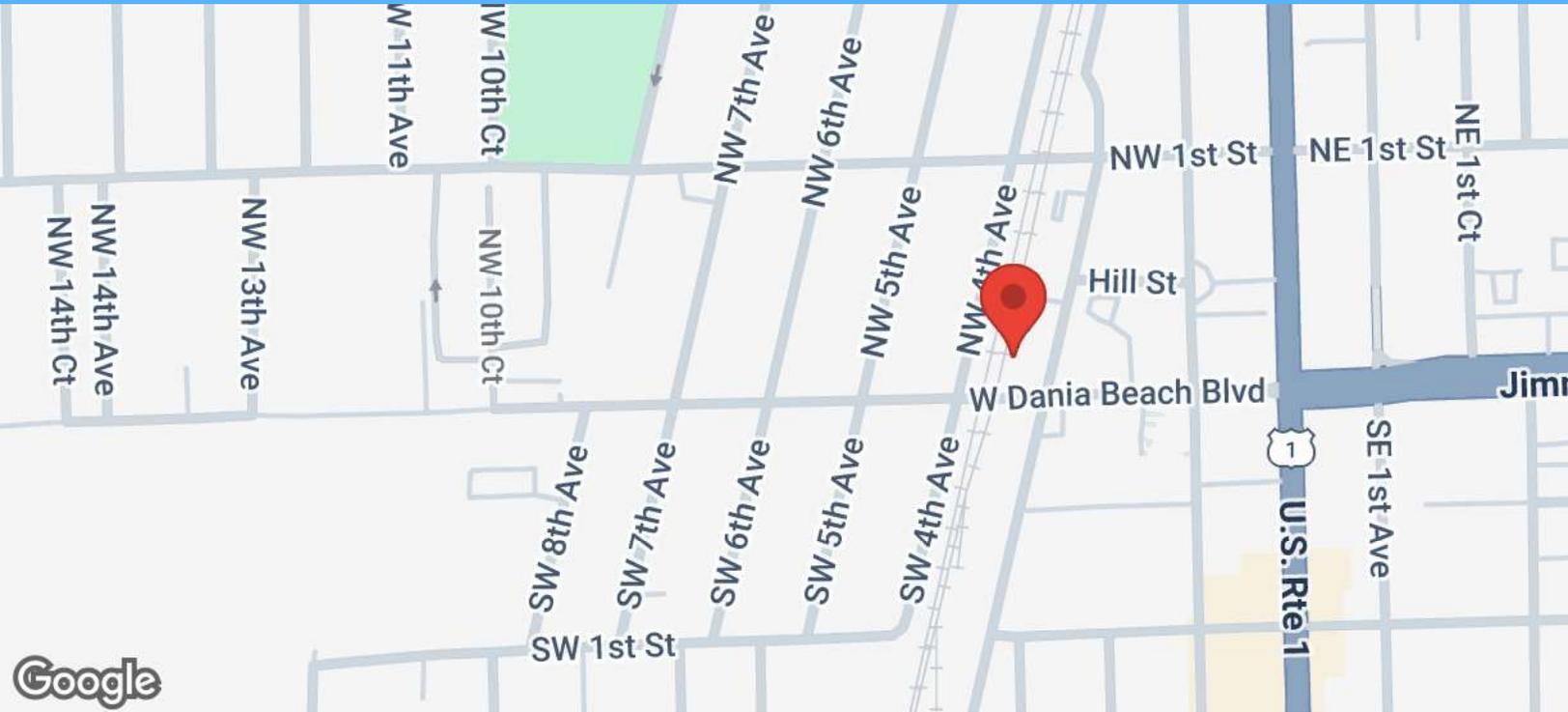
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LOCATION MAPS

5 NW 3rd Ave Dania Beach

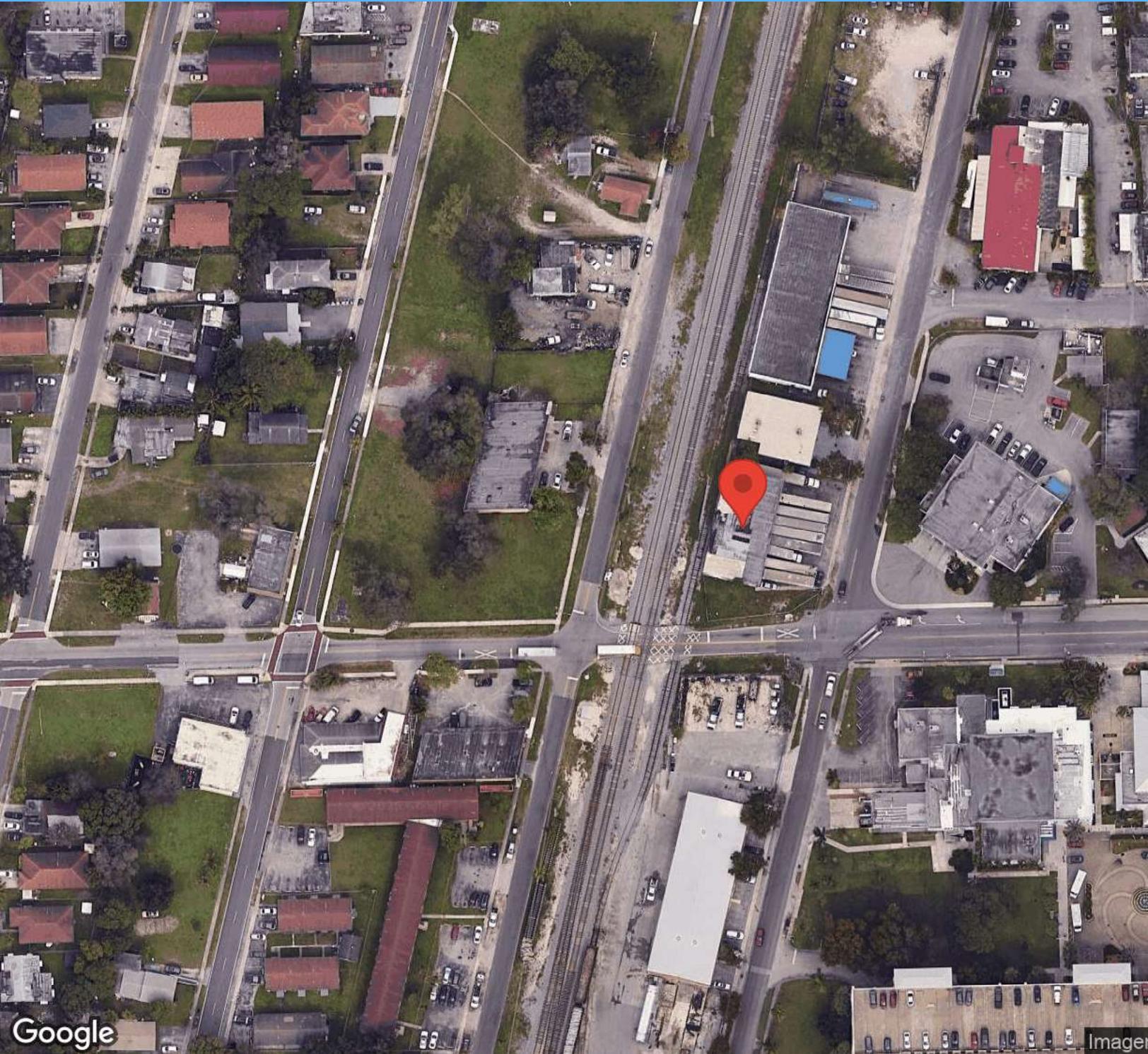
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AERIAL MAP

5 NW 3rd Ave Dania Beach

5 Northwest 3rd Avenue | Dania Beach, FL 33004



SECTION VI

JT Alvarez



JT'S BIO

5 NW 3rd Ave Dania Beach
5 Northwest 3rd Avenue | Dania Beach, FL 33004



JT Alvarez
Investment Associate

Axis Realty Group
10260 NW 18th CT Plantation, FL, 33322
954-806-2536
JTAlvarez1020@gmail.com

JT Alvarez is a driven commercial real estate professional based in Hollywood, Florida. At 23 years old, motivated energy to the industry, backed by a strong foundation in customer service from his time at Starbucks, a reputation for reliability, communication, and client care.

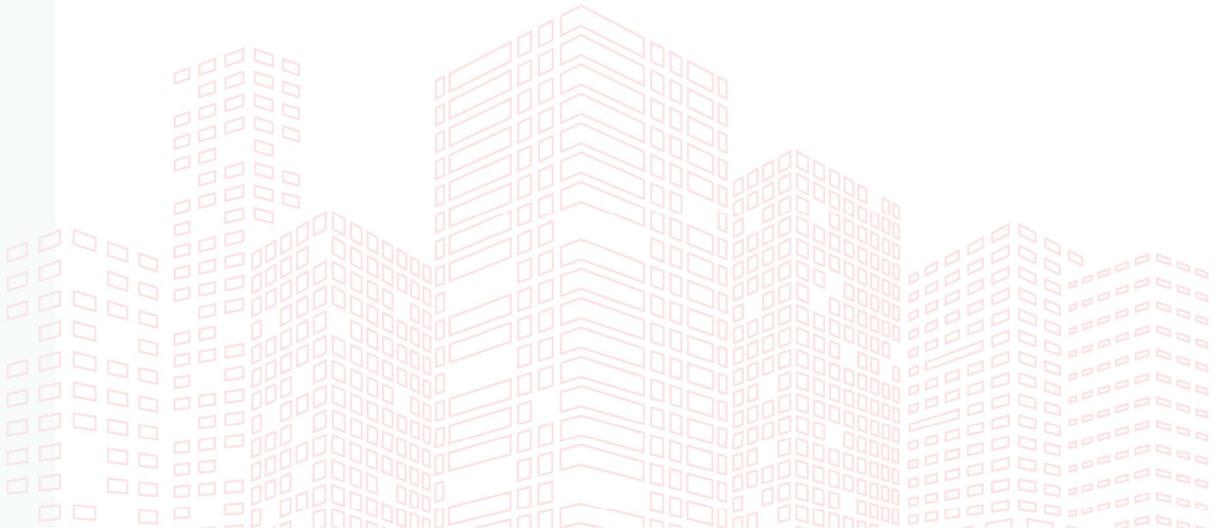
With a passion for growth, business, and building relationships, JT is focused on helping clients navigate opportunities with clarity and confidence. Outside of work, he enjoys working out and spending time at the beach for balance, discipline, and momentum in both life and career.

Hungry to succeed and committed to learning, JT is ready to go above and beyond to deliver results and excel in the commercial real estate space.

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SECTION VII

Adam P Von Romer,
CCIM



ADAM'S BIO

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Adam P. Von Romer, CCIM

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Plantation, FL 33322
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Brief Biography.

Adam P. Von Romer, CCIM has been in real estate for 42 years. Adam is Seminar Leader, Real Estate Instructor, and Licensed Real Estate Broker.

Mr. Von Romer has been licensed in both Pennsylvania and Florida and has a Real Estate Brokers License with the Axis Realty Advisors, Inc. Mr. Von Romer has been a Real Estate Instructor, Mortgage Broker, Mortgage Brokerage Instructor, Community Association Manager, and Community Association Manager Instructor.

Mr. Von Romer has personally closed, managed, or supervised in excess of \$100 million in commercial transactions.

Mr. Von Romer is the 2025 Industrial Deal of the Year award winner, presented by the Commercial Alliance a division of the Realtors Association of Broward County and St Lucie County.

A complete resume, references are all available upon request.

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