



SALE

**3,373 SF
Office/Warehouse
Condo w/ 3,100 SF
Mezzanine**

5300 NW 12TH AVENUE #1

Fort Lauderdale, FL 33309

PRESENTED BY:

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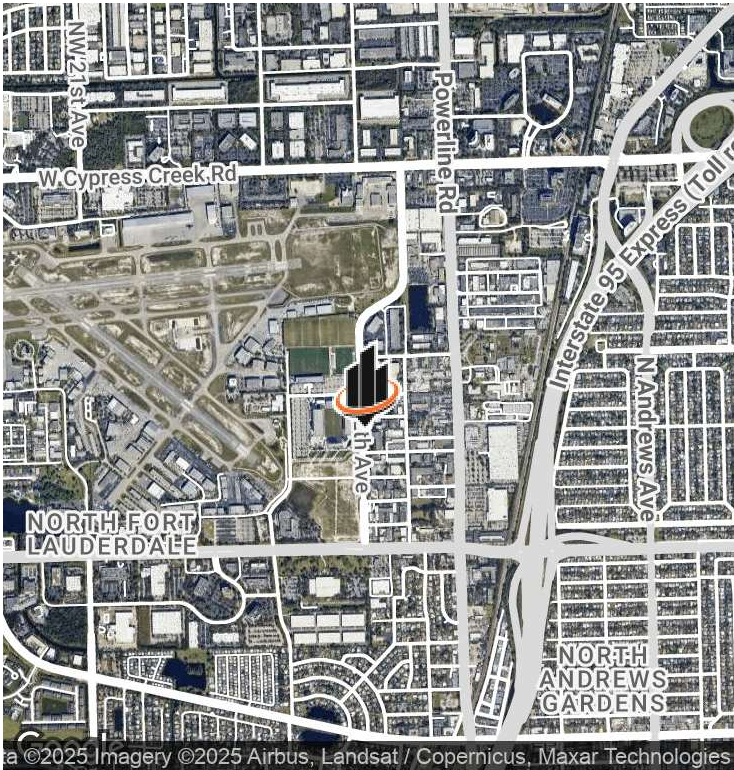
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,095,000
1ST FL OFFICE/ WAREHOUSE SF:	3,373 SF
MEZZANINE SF:	3,100 SF
YEAR BUILT:	1987
ZONING:	I - (Industrial)
APN:	4942 16 AA 0010

PROPERTY OVERVIEW

Great office/warehouse condo ideally located in the Cypress Creek Uptown District adjacent to the Fort Lauderdale Executive Airport and the Inter Miami CF Soccer Stadium, with easy access to I-95 and the Florida Turnpike. The space features +/- 3,373 square feet of upscale 1st floor office area / shipping area and +/- 3,100 square feet of storage mezzanine, above the office. The first floor consist of a lobby / showroom area, reception, kitchen, (2) rest rooms, (7) offices, conference room and shipping area.

PROPERTY HIGHLIGHTS

- Ideal End Unit with Frontage on NW 12 Avenue
- Grade Level Overhead Door
- Two Glass Store Front Entrances
- 10 Parking Spaces
- Available for Lease - \$26.00 PSF (MG)

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ADDITIONAL PHOTOS



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