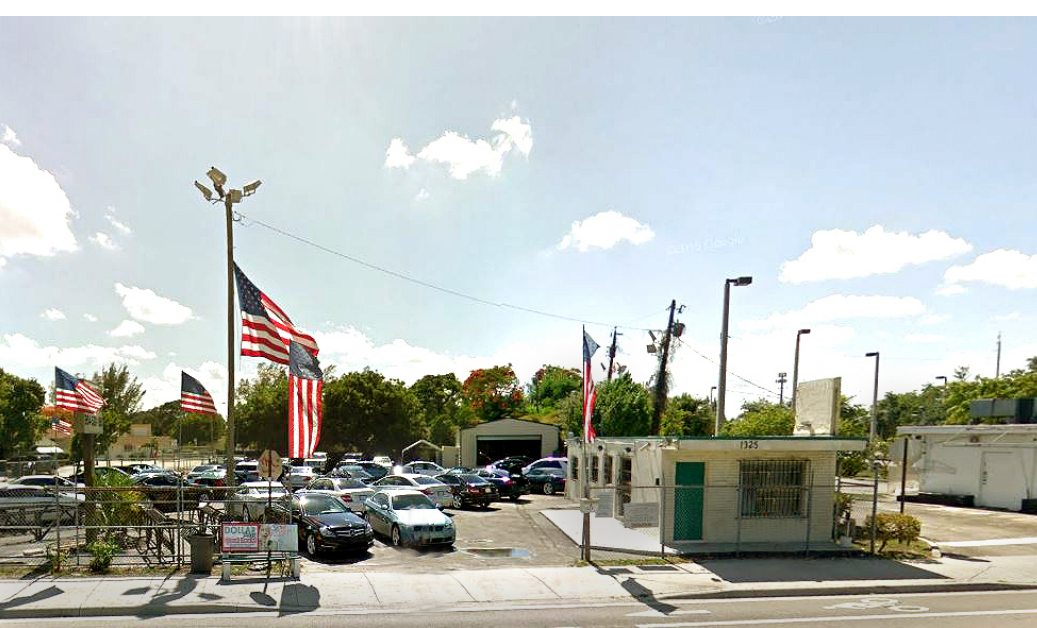


Independent Car dealership

1235 S. STATE ROAD 7, FT. LAUDERDALE, FL
33317

FOR LEASE

Used Car Lot



Rate: \$12,500 per month
Lot: 18,124 SF
Buildings: Office: 646+/-sf Garage:
25 x 30+/-sf - 1 lift & 2 Offices
Holds 70+ Cars
Traffic Count: 50,500
B-3 Unincorporated Broward
Corner Location just south of
Davie Blvd. on State Road 7



Sperry CGA | RJ Realty (exclusive marketing agent) is pleased to present investors and owner users the opportunity to purchase 1325 S State Road 7, Fort Lauderdale. The property is located along busy State Road 7 (US 441) and SW 14 St., just south of Davie Boulevard on the south-bound side. This is a rare opportunity to purchase a +/-18,124sf lot and sales office in move in ready condition with a current certificate of use. The property can hold approximately 60 to 80 cars. Lot and Office areas are fully alarmed and security cameras cover the entire lot.

PROPERTY FEATURES

Landlord is seeking an established car dealer to lease the property for a period of 1 to 2 years @12,500/month on a modified gross rent.



Ron Osborne
BROKER/PRESIDENT
954.381.0412
ron.osborne@sperrycga.com
FL #BK 165590

www.SperryCGA.com

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1325 S SR 7

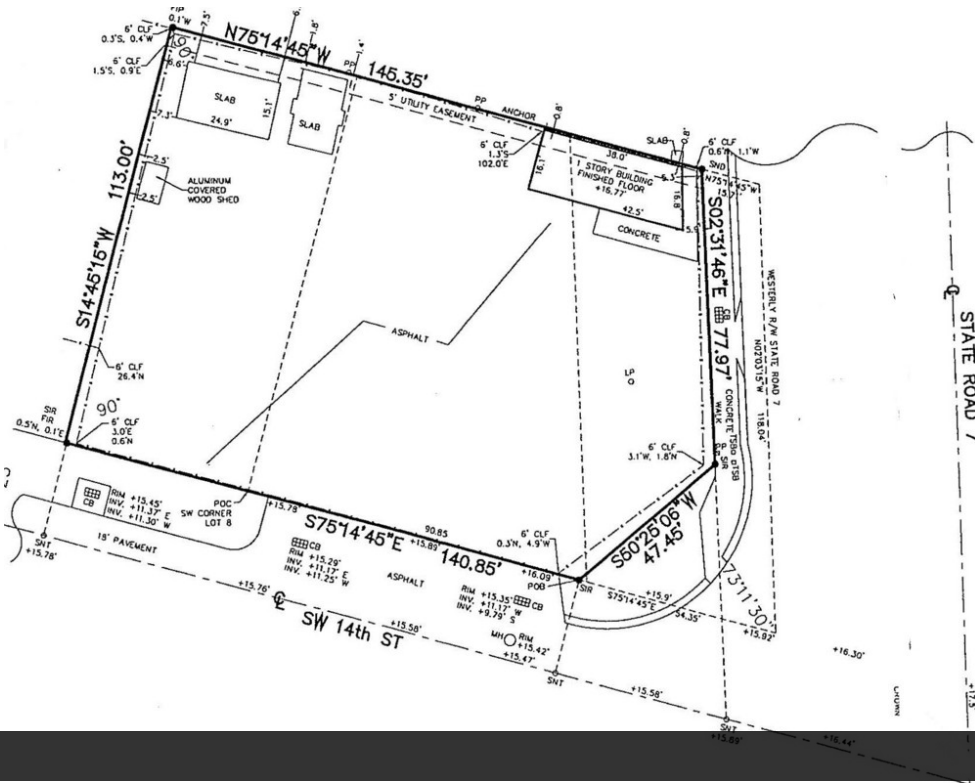
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FOR LEASE

Retail Property



Corner view looking NE



Survey



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