



Retail / Warehouse Bldg

1200 W Sunrise Blvd.

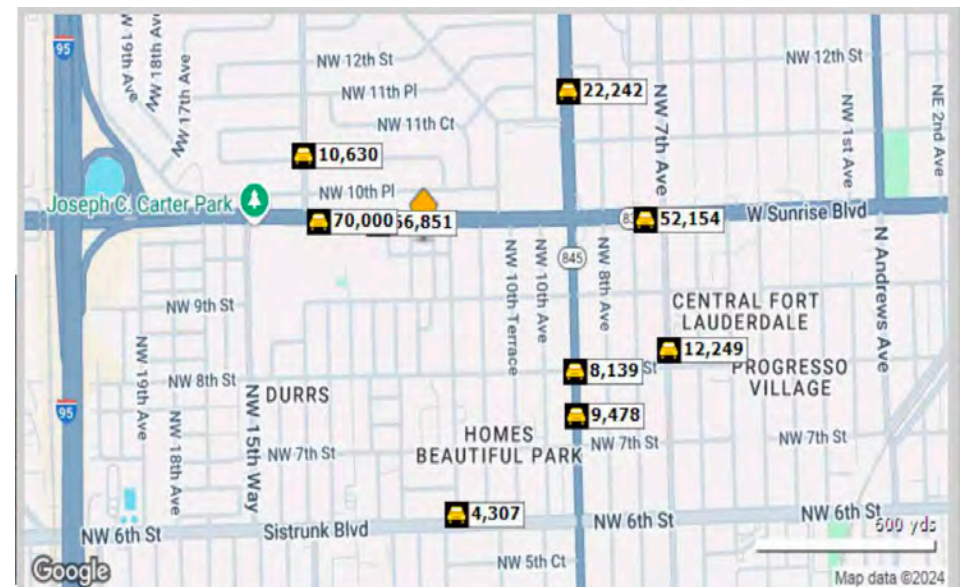
Ft. Lauderdale, FL



REALTY MASTERS

HIGHLIGHTS

- Both retail owners and tenants desire high visibility which is satisfied by frontage on Sunrise Blvd, good signage opportunities, and high traffic counts
- The corridor is synergistic as it is full of automotive and accessory retailers
- Access from both the East/West roadways allows for traffic to enter in all directions
- This building is perfectly situated only ¼ mile east of I-95 and just minutes from Federal Hwy
- The zoning classifications will allow for retail uses as well as light industrial and heavy commercial uses including self-storage facilities.
- Traffic counts of about 70,000 trips per day Two separate
- Store fronts Contains 132' frontage along Sunrise Blvd



REALTY MASTERS

PROPERTY INFORMATION



PROPERTY INFORMATION

LOCATION

Located at 1200 W Sunrise Blvd. Ft. Lauderdale, FL 33311

- Located on the south side of Sunrise Blvd just east of I-95 and bordered by NW 13th Terrace and NW 12th Terrace
- 130' frontage along Sunrise Blvd
- Convenient access to I-95, I-595, Federal Hwy, and the Florida Turnpike

BUILDING INFORMATION

- Built in 2018
- 0.7 Acres
- 13,692 square feet
- 2 separate store fronts
 - Retail: 3,692 sf
 - warehouse: 10,000 sf

INGRESS & EGRESS

Ingress and egress from both directions along Sunrise Blvd.

- Access from the West has three access points
 - Right in from NW 12 and NW 13 Terrace
- Access from the east has a curb cut on Sunrise Blvd just past the site



ZONING INFO

B-3 - Heavy Commercial/Light Industrial Business District is intended for heavy commercial business uses, wholesale, warehousing, storage operations and establishments conducting activities of the same general character. The B-3 district is located along major transportation arterials which have convenient access to the interstate yet are limited in their accessibility to local streets thereby limiting high traffic generating commercial business uses at such locations

BUILDING INFORMATION

Address	1200 W Sunrise Blvd. Ft. Lauderdale, FL 33311
Site Size	.07Acres and 30,520 square feet
Year Built	Retail: 2018 - Warehouse: Original
Current Zoning	B3 - Heavy Industrial
Parking	Ample parking for both uses
Frontage	132' along Sunrise Blvd
Traffic Counts	66,851 cars per day
Parcel IDs	5042 04 15 0160 - 0180 - 0170
Access	right in - right out- access from east & west side

Parcel	Building Type	Size
1	Retail Building	3,692 sf
2	Warehouse Building	10,000 sf

Other Terms:

Owner will sell business. Please contact us for details

Asking Price: \$5,400,000

REALTY MASTERS

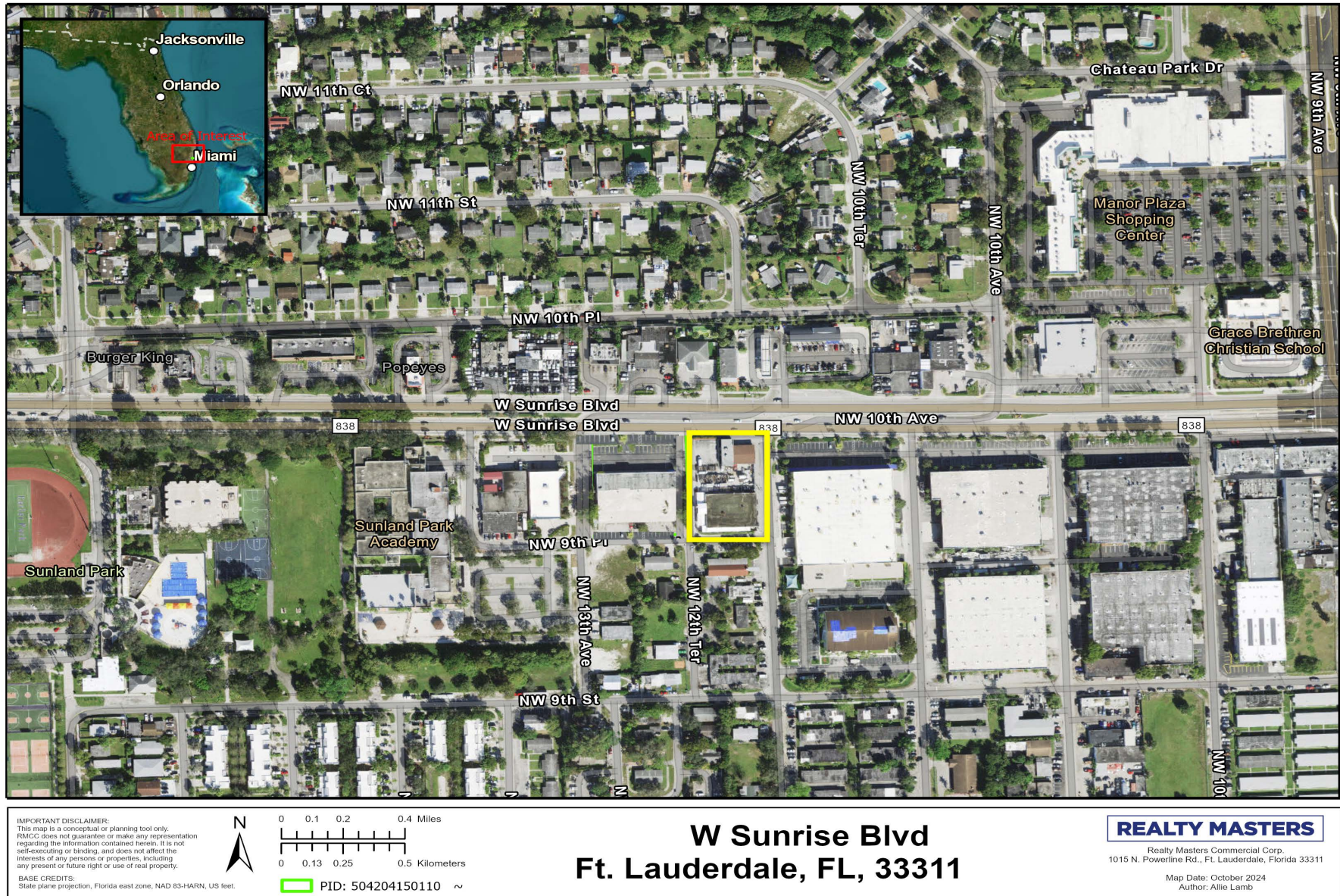


REALTY MASTERS

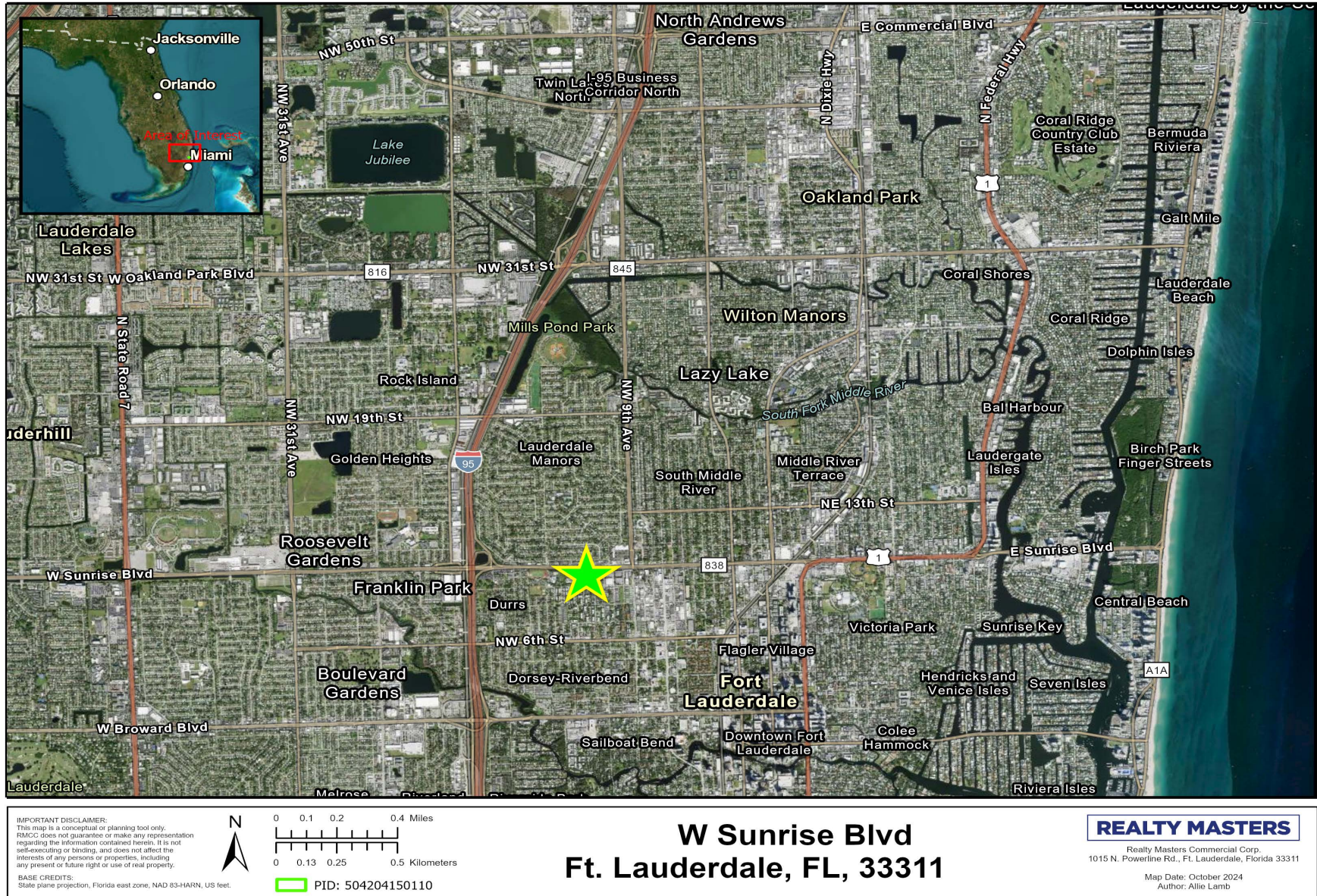
Photos & Maps



PHOTOS



PHOTOS



PHOTOS



REALTY MASTERS

PHOTOS



REALTY MASTERS

PHOTOS - Retail



REALTY MASTERS

PHOTOS - Warehouse



Lot Dimensions



LIMITATIONS AND DISCLAIMER

This report is considered to be Confidential Information concerning Triple D Marble Granite LLC's (the "Seller") asset in Ft Lauderdale, Florida. This document has been directly delivered by RealtyMasters Commercial Corp ("Broker") to interested parties for their sole use in evaluating a transaction with the Seller. Use of this information for other purposes or distribution (all or in part) of this information to other parties is prohibited without prior written consent of Realty Masters and the Seller.

This Confidential Information is not to be disclosed, directly or indirectly, to any third party, except the following persons as necessary to assist you in evaluating any proposed transaction: (a) your employees, officers and directors; (b) your agents and representatives, including attorneys, accountants, financial advisors and other professional advisors and consultants who need to know such information for the purpose of evaluating such possible transaction and (c) applicable regulatory agencies having the jurisdiction over you ((a), (b), and (c) individually, a "Permitted Party" and collectively, the "Permitted Parties"). Provided, however, that before providing the Confidential Information to any Permitted Party, you shall inform such Permitted Party of the confidential nature of this information. No representation or warranty, express or implied, is made as to the accuracy of the information set forth herein. Any party seeking to enter into a transaction with the Seller is responsible for completing appropriate due diligence as they shall determine

TERMS & CONDITIONS

The Seller has engaged RealtyMasters Commercial Corp to serve as the exclusive real estate broker to market and receive offers on the property. All offers should be made subject to the Limitations and Disclaimers, as well as, but not limited to, consideration of the following assumptions:

All sales are "As-Is". Buyers are strongly encouraged to complete their own due diligence related to but not limited to, the value, condition and status of the asset.

The Seller will deliver free and clear title to the property.

RealtyMasters and the Seller make no representation as to the description, condition, or suitability of the property.

The property described in this document may not be available for sale due to the Seller's negotiations with buyers. Neither the Seller nor Realty Masters are required to update this document to reflect such changes



All inquiries and offers should be submitted to the listing broker

PRIMARY CONTACT:

Bubba Kassal

P: 954-214-8321

E: Bubba@theKassalGroup.com

John Csapo

P: 954-614-1600

E: JC@RMAfla.com

STATEWIDE COMMERCIAL BROKERAGE

REALTY MASTERS

Office

1015 N Powerline Rd.
Ft. Lauderdale, FL 33341

Licensed Real Estate Brokers