



Commercial Kitchen

**FOR SALE**

FB ASSET

Located in Oakland Park



**APEX**  
CAPITAL REALTY

# EXECUTIVE SUMMARY

APEX Capital Realty is pleased to present the Commercial Kitchen & F&B Asset located at 3569 N Dixie Hwy, Oakland Park, FL.

The current owner has City Approved Plans to deliver 14 Commercial Kitchen Spaces inside the building, as well as expansive covered outdoor space for on-site dining. The commercial kitchen investment strategy will conservatively produce +/- \$750,000 gross income per year, inclusive of NNN/utilities/sales tax. There is also potential income in collecting service fees on all orders received for on-site dining. The current plans call for an outdoor ordering counter to order from any of the menu's being cooked on-site, for patron's to enjoy in the outdoor space.

The plans are also adaptable for a Single Restaurant to change the plans to their liking, including the option to deliver part of the building for income producing purposes in commercial kitchen spaces adjacent to their own interior/outdoor dedicated F&B space.

## OFFERING SUMMARY

3569 - 3579 N. DIXIE HWY

<b>BLDG SIZE</b>	5,135 SF
<b>LOT SIZE</b>	19,419 SF
<b>ASKING PRICE</b>	\$3,600,000



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. ©2023-2024 APEX CAPITAL REALTY LLC

[www.ApexCapitalRealty.com](http://www.ApexCapitalRealty.com)

**JOSH ROSA**  
Investment Sales / Landlord Representation  
954.815.5195 - [JoshRosa@apexcapitalrealty.com](mailto:JoshRosa@apexcapitalrealty.com)



## PROPERTY PHOTOS





## COMMERCIAL KITCHEN CONCEPT





## THE FOOD YARD

Tenants will be able to add on-premise dining to their revenue stream. The outdoor space will feature a counter for guests to order from any of the 16 different cuisines being cooked inside the building



# N. DIXIE HWY CONTEXT MAP



**Sky Building**  
136 units  
16.000 SF Retail  
Under construction



**Falcone Group**  
319 units  
34.000 SF Retail  
Delivery +/- 2.5 years

**Oaklyn**  
274 Units  
20.000 SF Retail  
Project Delivered!



# CONTACT

**Josh Rosa**

Investment Sales & Landlord Representation

954.815.5195 | [JoshRosa@ApexCapitalRealty.com](mailto:JoshRosa@ApexCapitalRealty.com)

[www.ApexCapitalRealty.com](http://www.ApexCapitalRealty.com)



**APEX**  
CAPITAL REALTY