

FB ASSET

Located in Oakland Park



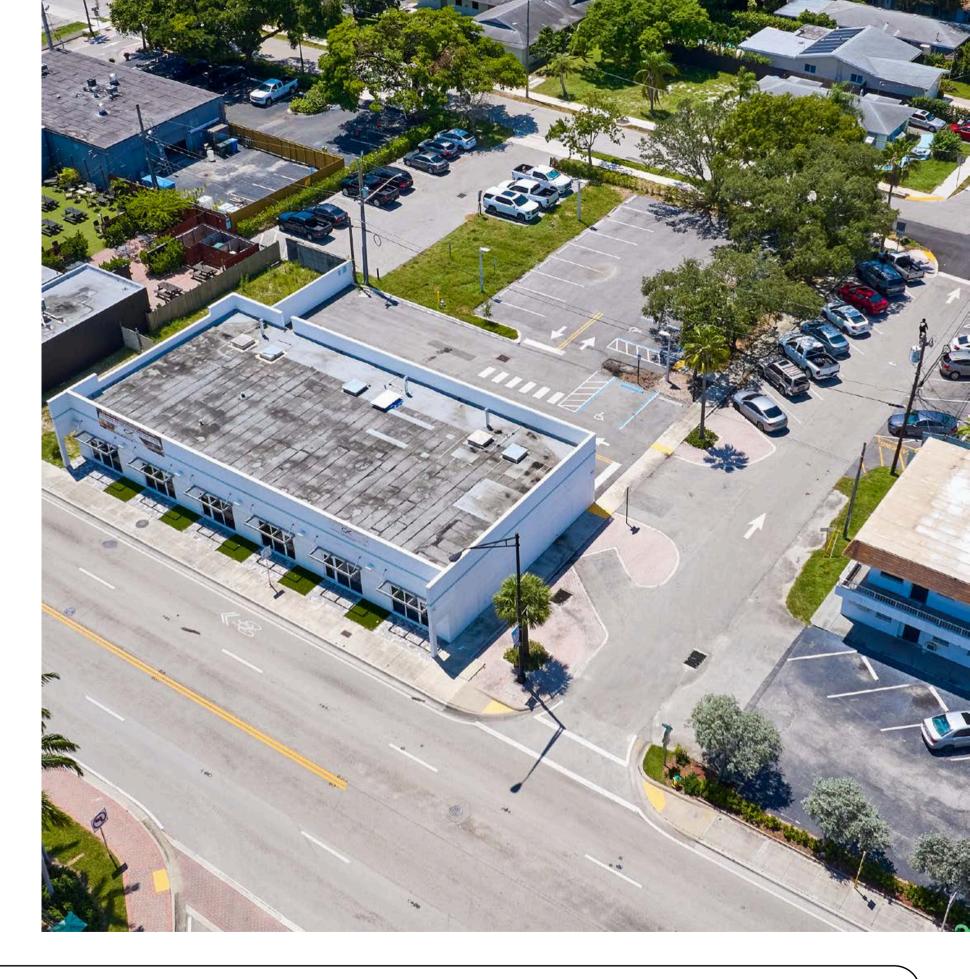
EXECUTIVE SUMMARY

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









PROPERTY PHOTOS







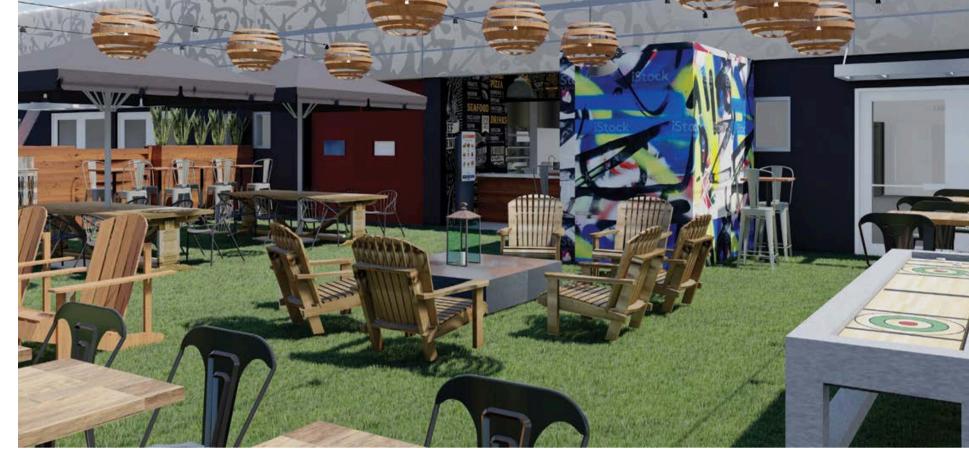


COMMERCIAL KITCHEN CONCEPT









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





