

An aerial photograph of a waterfront restaurant building. The building is a multi-story structure with a light-colored facade and numerous balconies. A prominent feature is a long, curved wooden dock extending into the water, which is supported by wooden pilings. The dock has several tables and chairs, suggesting an outdoor dining area. A large palm tree is visible on the left side of the frame. The water is calm, reflecting the building and the dock. The overall scene is bright and sunny, with a clear sky.

**2ND GEN.  
RESTAURANT**

AVAILABLE FOR SALE

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**1109 E LAS OLAS BLVD**

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*Fort Lauderdale, FL 33301*

For Sale By

**NATIVE**  
REALTY<sup>®</sup>



## PROPERTY DESCRIPTION

This asset sale, offered at \$475,000, includes an assignment of an undermarket long-term lease. Ideally positioned along the most desirable stretch of Las Olas Blvd, this turnkey, recently renovated restaurant features a rare open-air waterfront setting with expansive outdoor dining directly along the canal. Guests enjoy a spacious waterside atmosphere perfect for happy hour, live entertainment, and weekend dining.

The interior includes a modern dining room, full bar, commercial kitchen, and multiple storage rooms ideal for food, beverage, and equipment organization. The size and capacity of the premises qualify for an SFS (4COP) liquor license, allowing full liquor, beer, and wine service.

With strong year-round pedestrian traffic and close proximity to luxury residences, hotels, and top retail, this offering presents a rare opportunity to secure a flagship restaurant location in the heart of Fort Lauderdale's premier dining corridor.

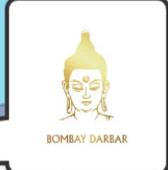
## PROPERTY HIGHLIGHTS

- Asset sale: \$475,000 with an under-market long-term lease assignment.
- Prime location on the most desirable stretch of Las Olas Blvd.
- Turnkey, renovated restaurant with modern dining room, full bar, and commercial kitchen.
- Rare open-air waterfront setting with expansive outdoor seating along the canal.
- Eligible for an SFS (4COP) liquor license for full liquor, beer, and wine service.
- Strong year-round pedestrian traffic surrounded by luxury residences, hotels, and retail.

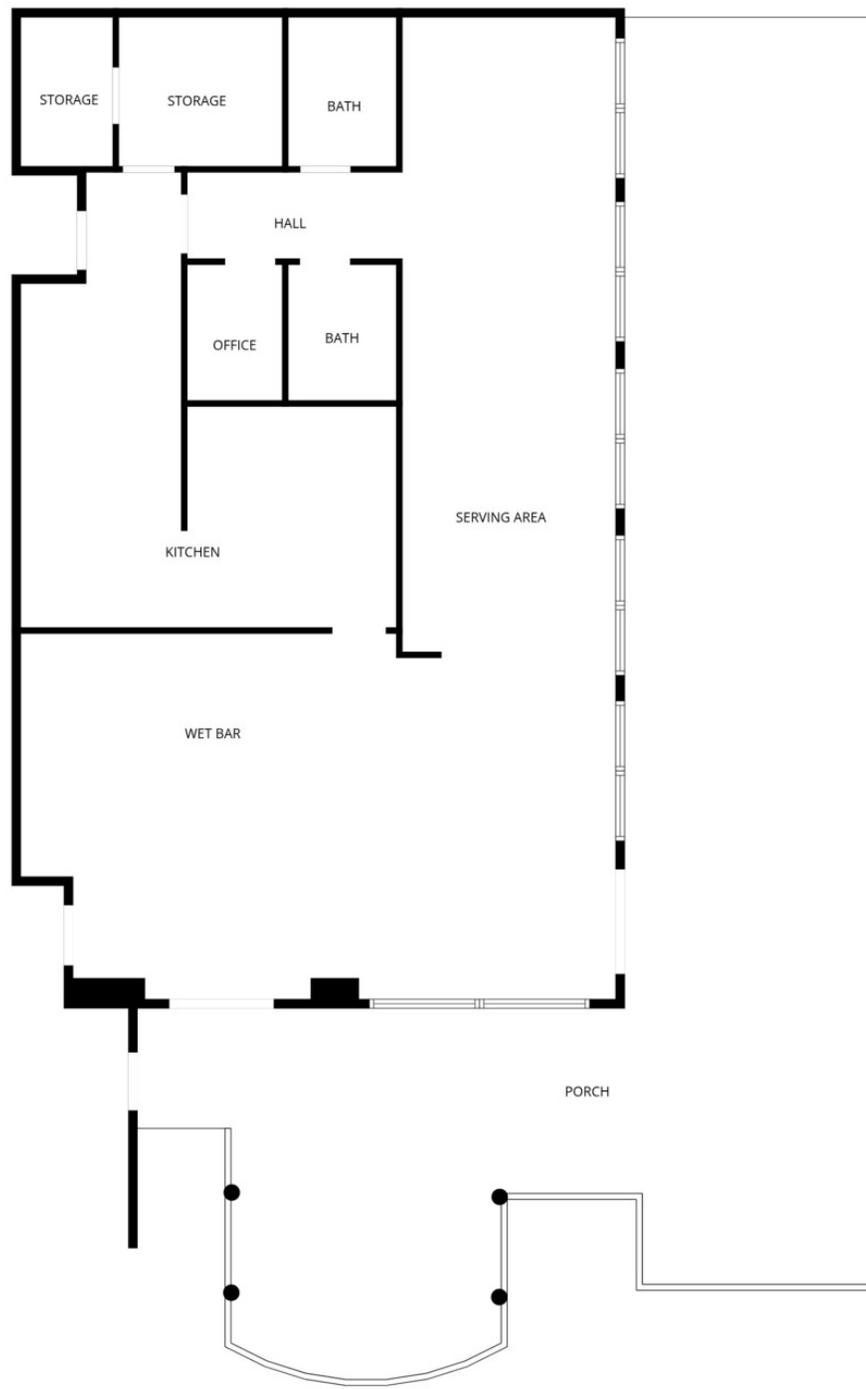
## OFFERING SUMMARY

Sale Price:	\$350,000
Building Size:	2,200 SF

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Households	61,492	118,438	205,126
Total Population	125,992	264,687	483,800
Average HH Income	\$117,057	\$103,118	\$94,049



















EXIT

FIRE

FIRE

The background of the image is a photograph of a multi-story building with a light-colored facade and numerous windows. A prominent feature is a long balcony with a dark metal railing, which is furnished with several tables and chairs. The building is situated on a waterfront, with a body of water visible in the foreground. A large palm tree is on the left side of the frame. The Native Realty logo is overlaid on the top half of the image. The word 'NATIVE' is in a large, white, stylized font with a thick outline, and 'REALTY' is in a smaller, white, sans-serif font below it.

# NATIVE

## REALTY®

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