

OFFICE SUITE FOR SALE



EXECUTIVE SUMMARY

| | |
|-----------------|--------------|
| Property Type | Office Condo |
| Sale Price | \$165,000 |
| Available Area | 826 SF |
| Unit | C117 |
| Zoning | CB |
| Frontage Street | A1A |
| Traffic Count | 25,000 VPD |

BERKLEY SOUTH

📍 3015 N Ocean Blvd, C117, Ft. Lauderdale, 33308

SPACE DESCRIPTION

Elevate your business with this 826 SF professional office suite. This former spa features two private rooms, kitchenette, private restroom and abundant parking. Flexible floor plan allows for reconfiguration. Wood-look vinyl flooring, great ceiling lighting, and dual access from either the building hallway or parking lot. CB zoning offers a variety of possibilities including the opportunity to rent out the office space. Conveniently located near Publix, dining, retail, and beach.

LOCATION DESCRIPTION

Berkley South sits at the NEC of the signaled intersection of A1A and NE 30th St, just south of Oakland Park Blvd. It is within walking distance to dozens of restaurants, retail and the beach.

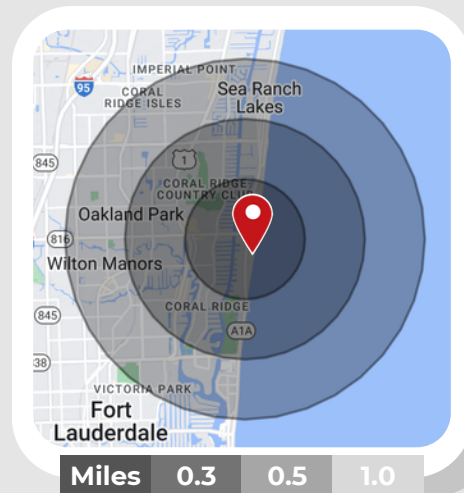
HIGHLIGHTS

- Former Spa
- 24-hour concierge in the lobby
- Across the street from new Publix
- Vinyl wood look floors
- Reception area and 2 private offices
- Dual Access from building hallway and parking lot

DEMOGRAPHICS

Within 1 mi Radius

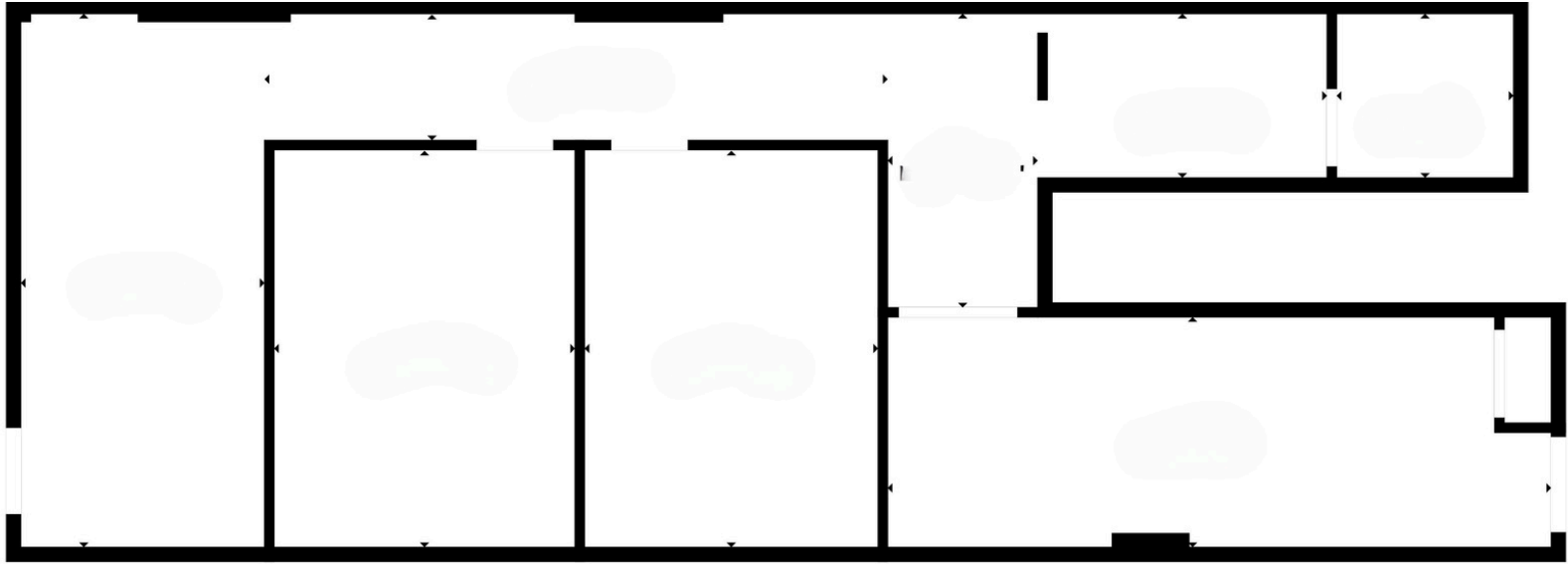
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|---|---------------------------------------|
| 💰 | \$125,269 Avg. Household Income |
| 💵 | \$727,766,327 Consumer Spending |
| 👤 | 38,864 Residential Population |
| 💼 | 21,025 Daytime Workforce |
| 🚗 | 100+ Parking Ample surface parking |



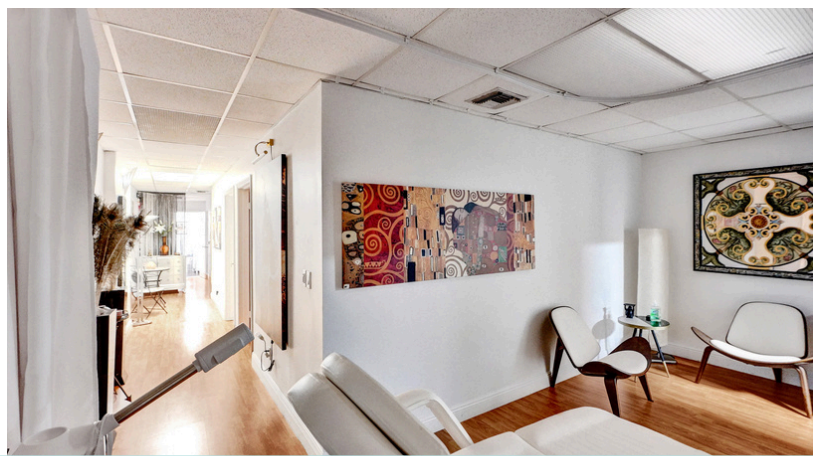
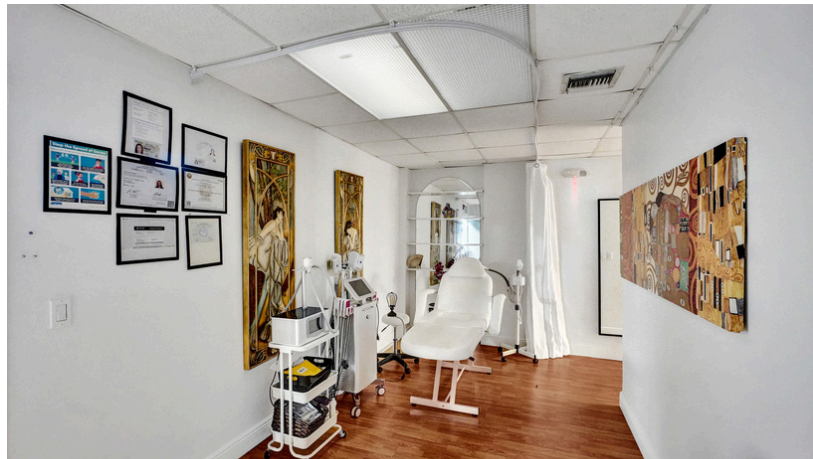
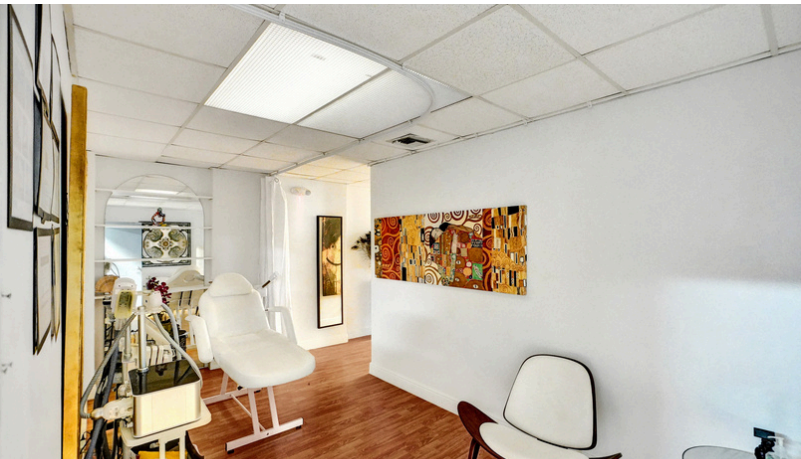
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Floor Plan



WILLIAM BONOMO

3101 N Federal Hwy, Ste 502

Fort Lauderdale, FL 33306

P: 954.372.7280

info@LEVELrealty.com

**All information is presented without warranty as to accuracy or completeness of the any materials or information provided, derived, or received.*

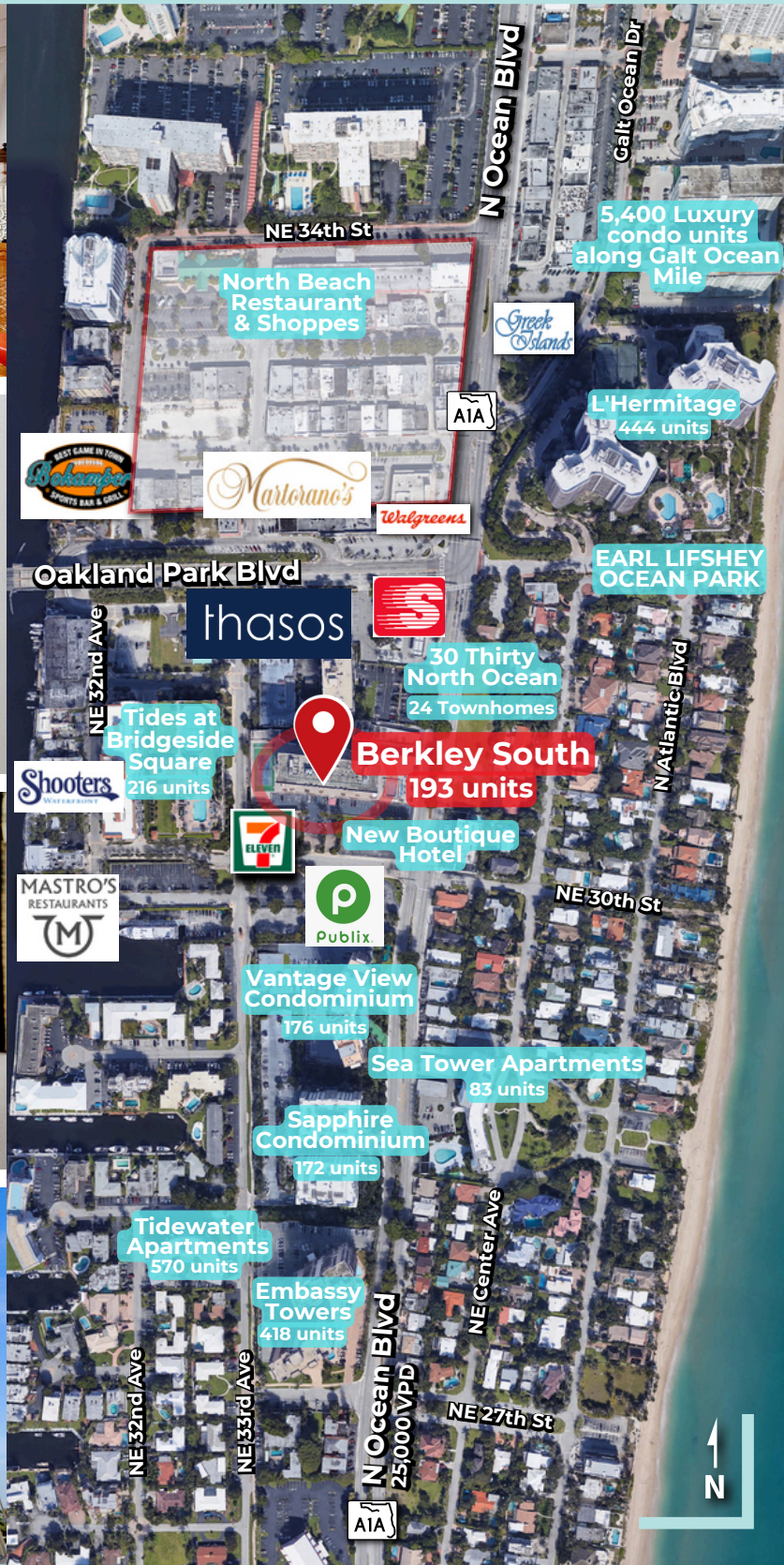
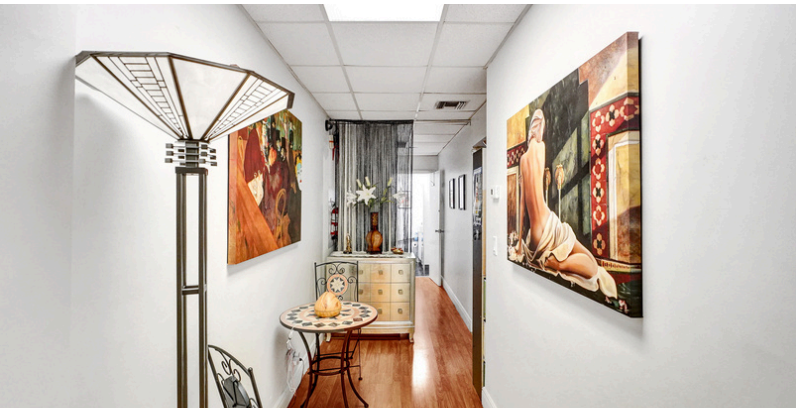
***EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.*



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