

Freestanding Retail Building Available

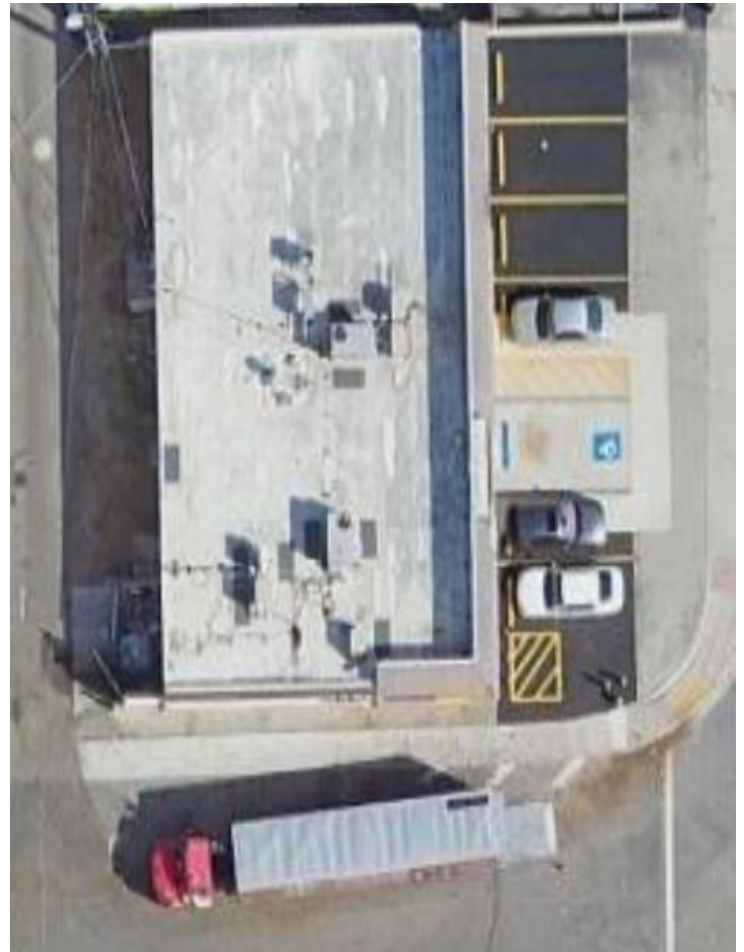
FOR SALE - \$1,650,000

**Property # 10417 – 1600 N. Federal Hwy
Hollywood, Broward County, FL 33957**

Property Highlights

- Great location on N. Federal Highway at Roosevelt Street
- Overall Building Size 3,877 sq. ft. (closed store is 2,806 sf and the adjacent unit is 1,071 sf)
- Year Built 1962
- ID # 5142 10 25 0260
- Land Size – .18 acres (7,773 sq. ft.)
- Zoned – Commercial
- Good Access & Visibility
- 2024 Traffic Count – 31,000 AADT
- 2024 Property Taxes - \$18,851.46

Will be Deed Restricted from being used as a
Convenience Store with or without Motor Fuels
(other restrictions may apply)

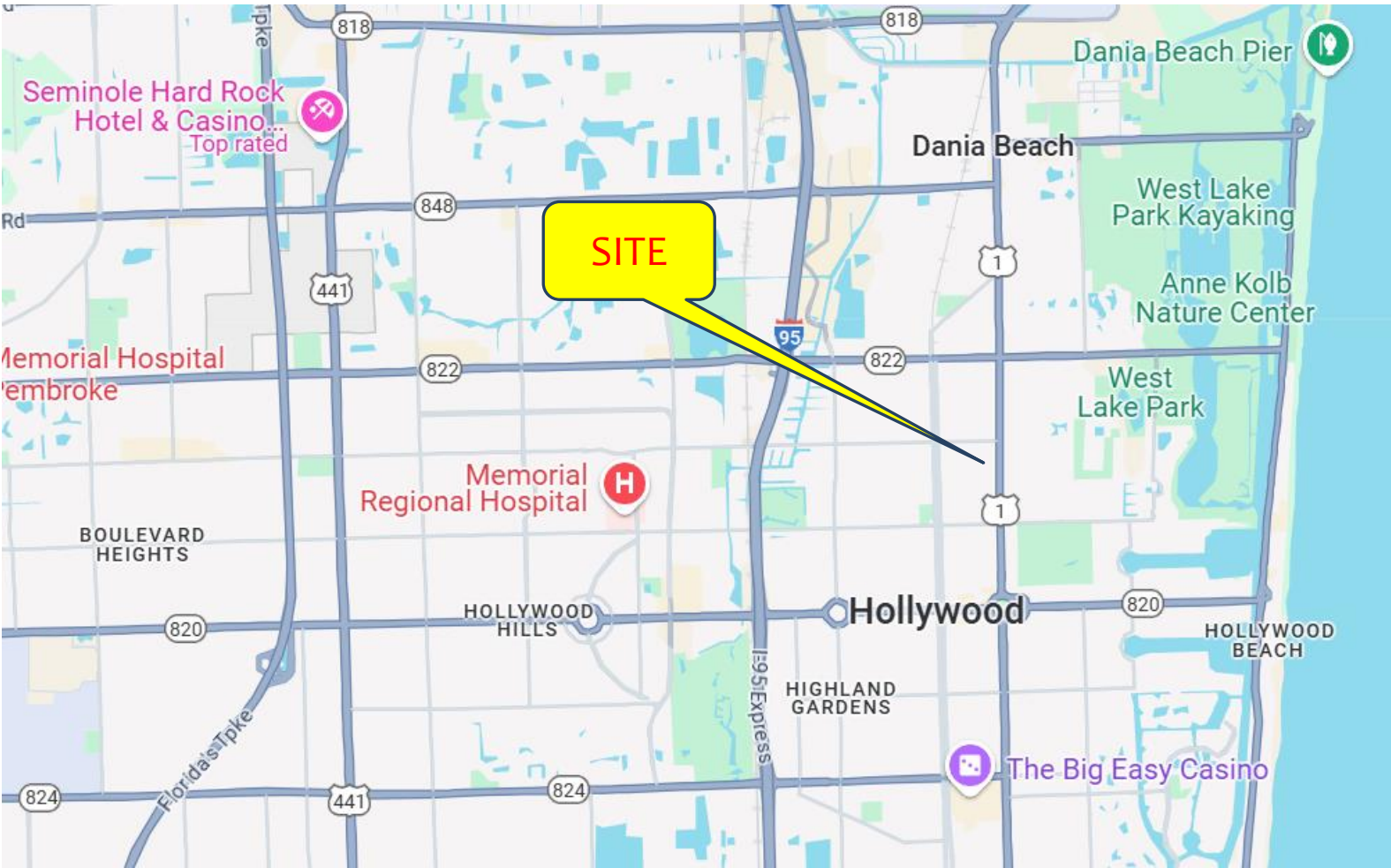


Contact:
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365 Citrus Tower Blvd., Suite 102, Clermont, FL 34711 - www.intrepidcre.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it. All information should be verified before entering into an agreement.

Map of Area



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Overhead and High Aerial View



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