



PROPERTY DETAILS

- 1,923 SF professional office building adjacent to Broward Health Main Campus
- Rare 1/3 acre lot offers future expansion and redevelopment options
- Ample on-site parking (11 spaces)
- Close proximity to FLL Airport, Port Everglades and SE 17th Street Causeway "Yachting Capital of the World"
- Near the upscale residential neighborhoods of Rio Vista and Harbor Beach
- Easy access to Las Olas Boulevard, US 1, I-595 and I-95

ABOUT PROPERTY



PRICE
\$1,499,000



YEAR BUILT
1960/RENOV. 2013



AVAILABLE SF
1,923



PARKING
11 spaces-



LOCATION
Downtown Fort Lauderdale

For more information:

Steve Hyatt
954.494.3091 | Shyatt@Bergercommercial.Com
bergercommercial.com





PROPERTY HIGHLIGHTS

- 1,923 SF professional office building near Broward Health, downtown Fort Lauderdale and Las Olas Boulevard
- Rare 1/3 acre lot offers future expansion and redevelopment options
- Zoned RO- Residential Office
- Close proximity to FLL Airport, Port Everglades and SE 17th Street Causeway "Yachting Capital of the World"
- Near the upscale residential neighborhoods of Rio Vista and Harbor Beach
- Price per square foot of building area- \$779.51
- Price per square foot of land area- \$105.75
- Current FAR-13.6
- Ample land for expansion or redevelopment

OFFERING SUMMARY

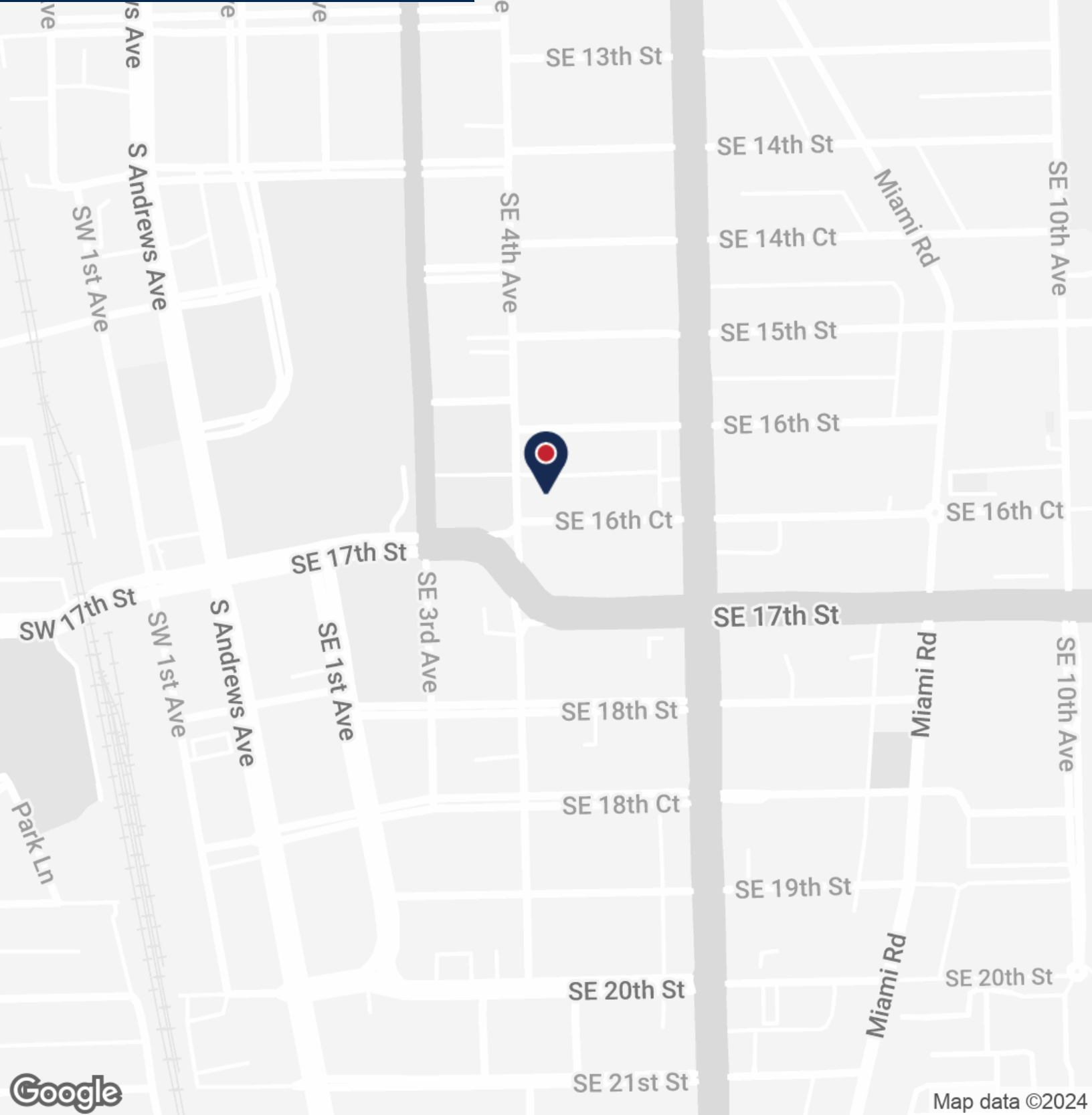
Sale Price:	\$1,499,000
Lot Size:	14,175 SF
Building Size:	1,923 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	690	2,270	6,437
Total Population	1,260	4,268	13,071
Average HH Income	\$97,553	\$103,893	\$128,065

For more information:

Steve Hyatt
 954.494.3091 | Shyatt@Bergercommercial.Com
 bergercommercial.com





Map data ©2024

For more information:

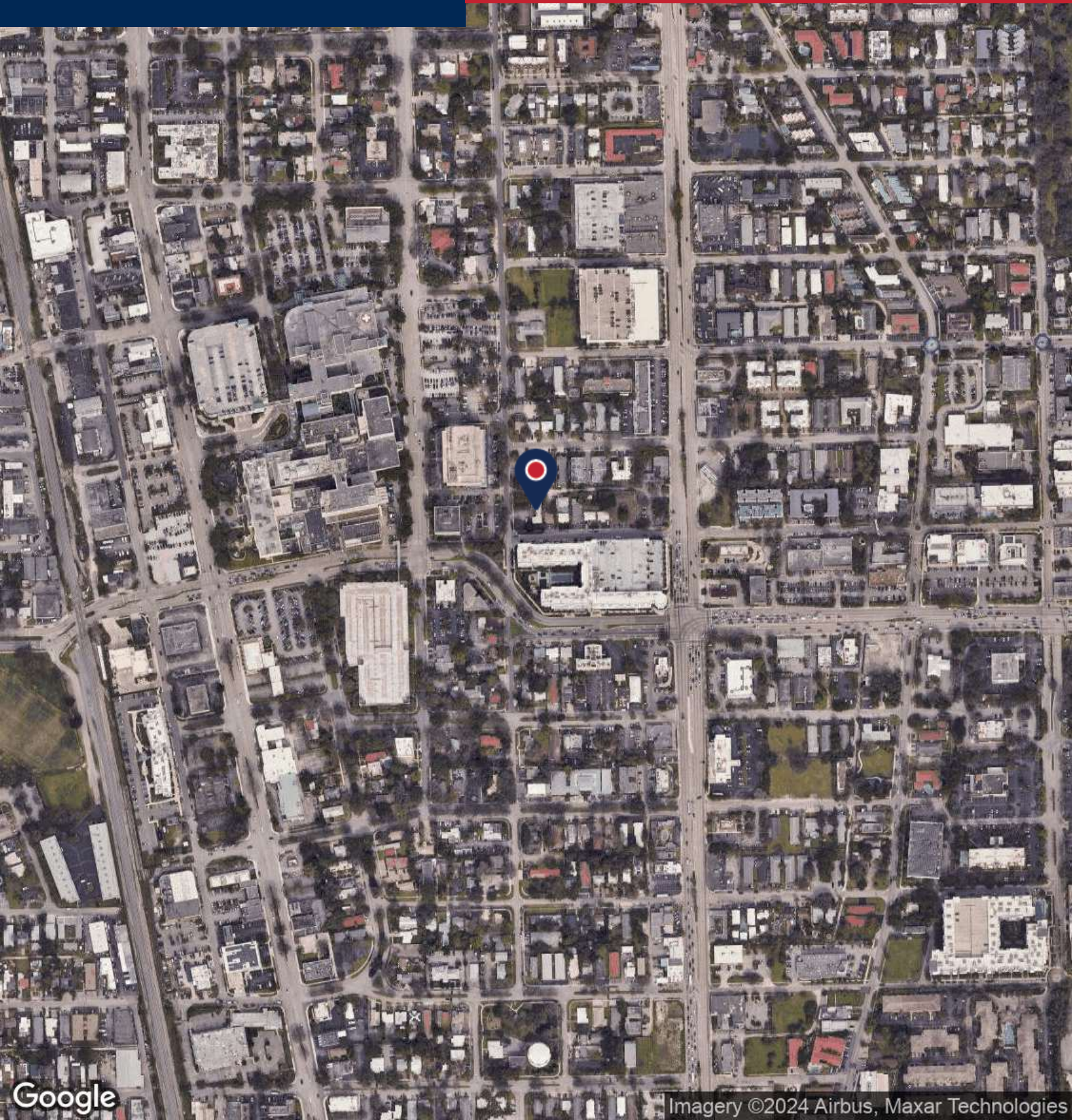
Steve Hyatt

954.494.3091 | Shyatt@Bergercommercial.Com
bergercommercial.com



PROFESSIONAL OFFICE BUILDING FOR SALE

AERIAL MAP



Imagery ©2024 Airbus, Maxar Technologies

For more information:

Steve Hyatt

954.494.3091 | Shyatt@Bergercommercial.Com
bergercommercial.com



Information furnished regarding this property is from sources deemed reliable, but no warranty or representation as to the accuracy thereof and it is submitted subject to errors, omissions, prior sale, lease or withdrawal without prior notice.

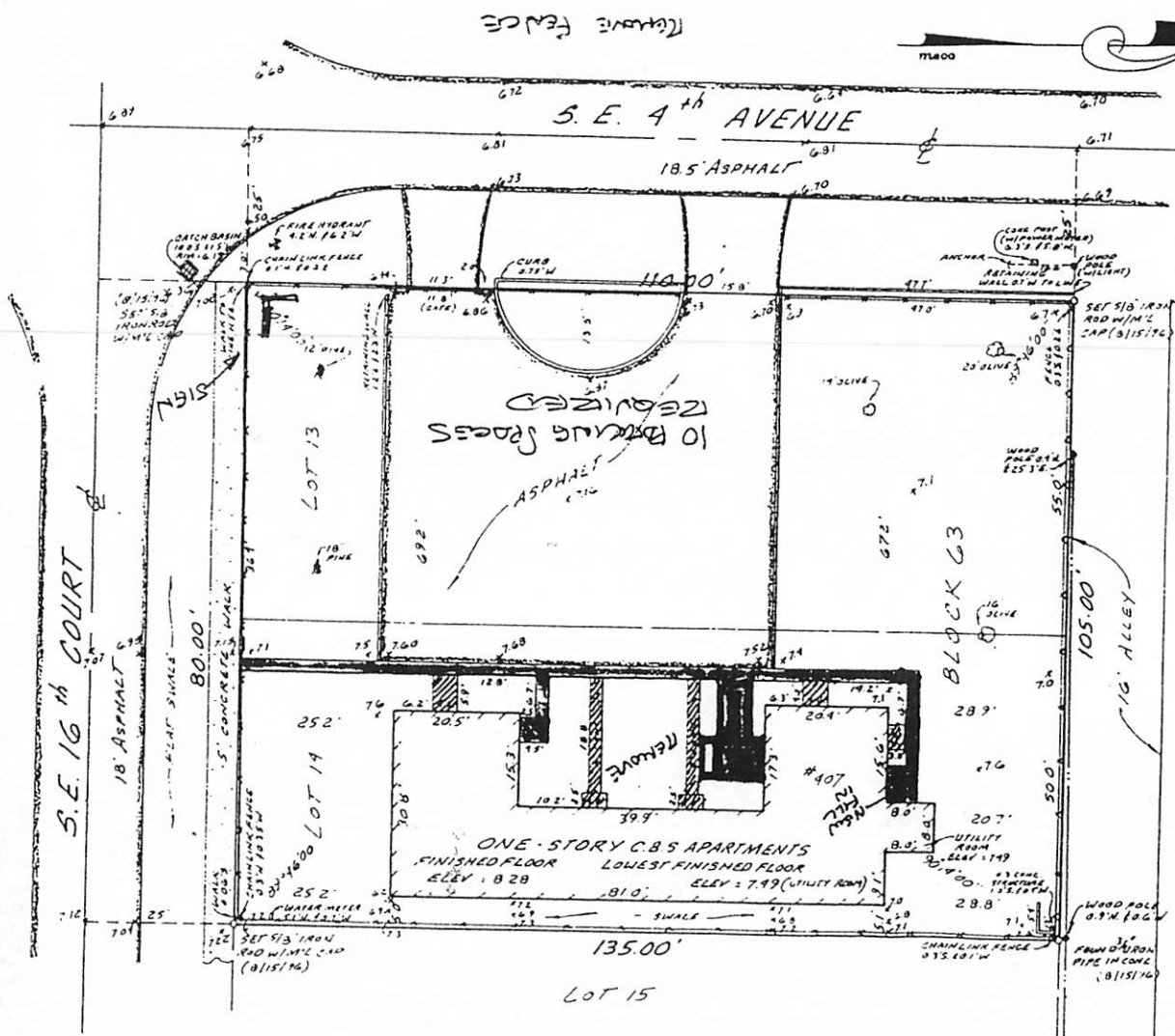
1. ALL DIMENSIONS
 2. ALL DIMENSIONS
 3. ALL DIMENSIONS
 4. ALL DIMENSIONS

LOTS 13 and 14, Block 63 LAUDERDALE, according to the plat thereof recorded
 in Plat Book 2, Page 9, of the public records of Dade County, Florida

CITY OF FORT LAUDERDALE
 BROWARD COUNTY, FLORIDA

15	10
16	9
17	8
18	7
19	6
20	5
21	4
22	3
23	2
24	1

S.E. 16th AVENUE
 (U.S. #1)
BLOCK PLAN
 NOT TO SCALE



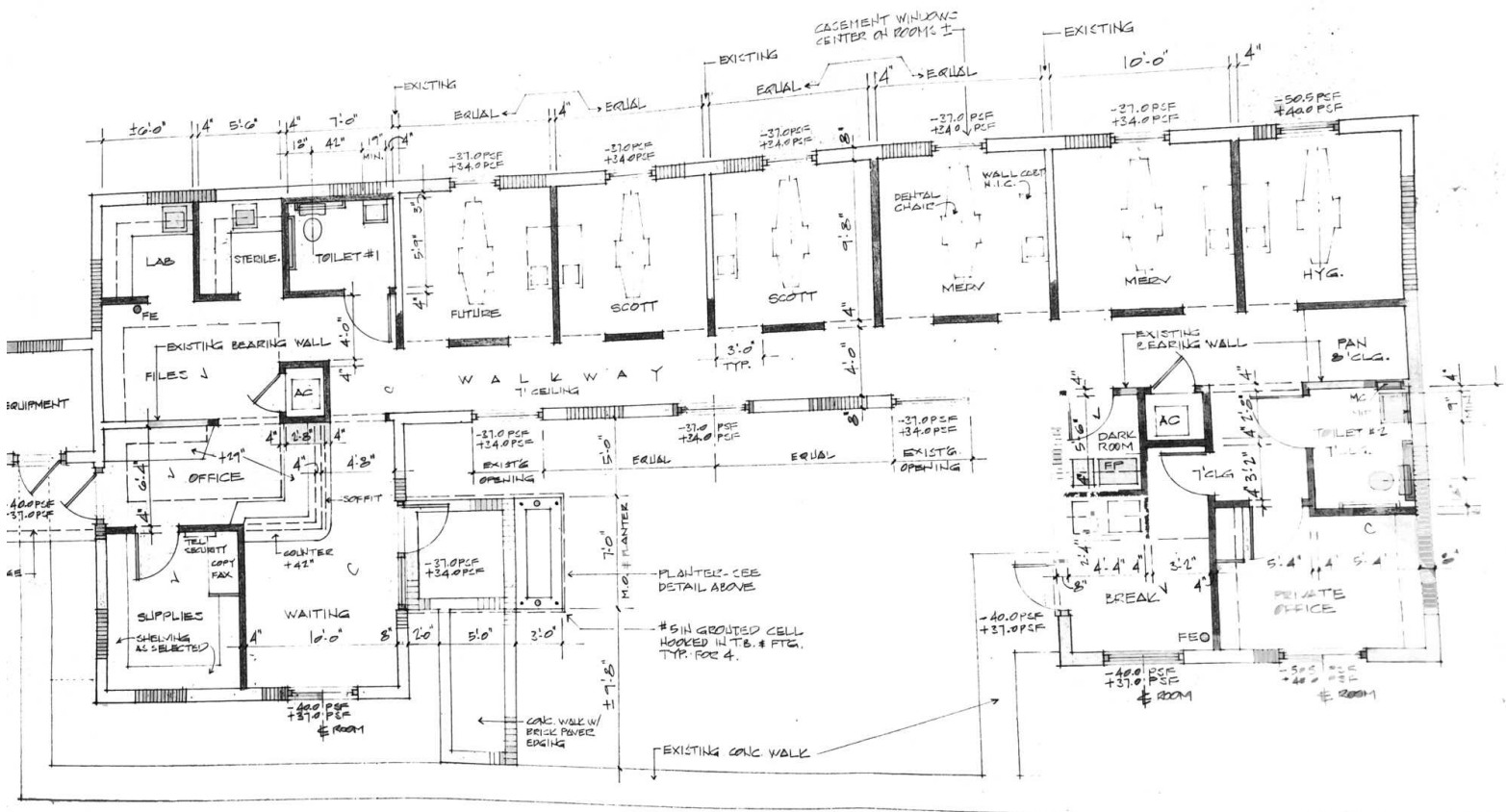
- NOTES:
1. Elevations Shown Refer To National Geodetic Vertical Datum (1929), and are indicated thus: 16.7 1997
 2. Reference Bench Mark: N.R.M. MANHOLE @ S.E. 16th ST. S.W. CORNER EASTLINE EXTENDED, LOT 3, BLOCK 63, LAUDERDALE. ELEV. 7.01
 3. This property lies in Flood Zone "X", Elev. = 4.4', per Flood Insurance Rate Map No. 12011C0213 E, Community No. 125105, dated 8/18/92.

We hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale Florida this 15th DAY OF AUGUST, 1996

LEGAL DESCRIPTION DOES NOT INFER TITLE OR OWNERSHIP
 UNDERGROUND IMPROVEMENTS IF ANY, NOT LOCATED

MCLAUGHLIN ENGINEERING CO.
 JERALD A. MCLAUGHLIN



For more information:

Steve Hyatt

954.494.3091 | Shyatt@Bergercommercial.com
bergercommercial.com



COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT