

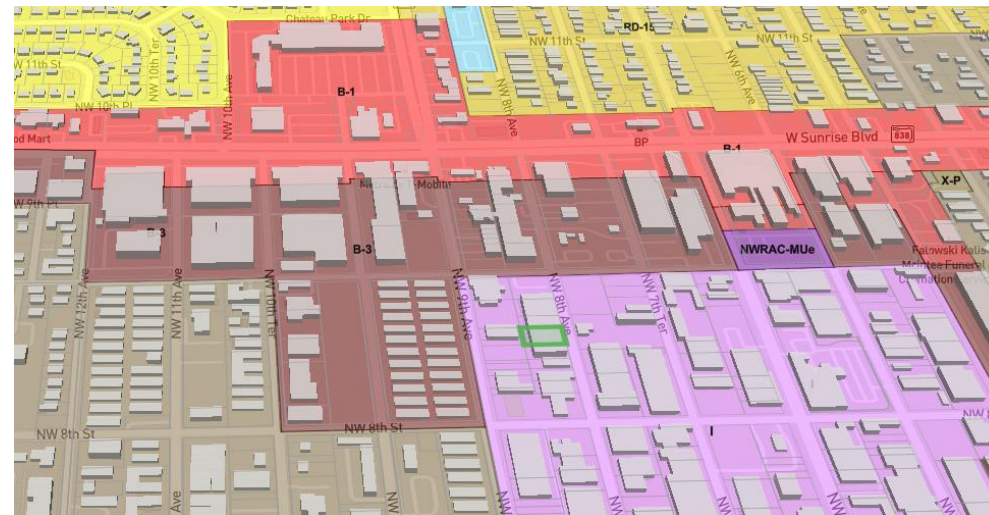


FOR SALE

Fort Lauderdale Warehouse

825 NW 8th Ave, Fort Lauderdale, FL 33311

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,968,000
Submarket:	Sistrunk District
Building SF:	7,500 SF
Lot SF:	10,125 SF
Price/SF Building:	\$262
Number of Units:	3
Occupancy Rate:	100%
Year Built:	1959
Construction Type:	Masonry / Concrete Block
Parking:	Surface Parking On-Site
Investment Type:	Small Bay Industrial, Income
Zoning:	I – GENERAL INDUSTRIAL
Link:	Link to Zoning

INVESTMENT OVERVIEW

DWNTWN Realty Advisors has been retained exclusively by ownership to arrange the sale of 825 NW 8th Ave, a fully occupied three-unit industrial warehouse totaling 7,500 square feet on a 10,125-square-foot lot in Fort Lauderdale's Sistrunk District. The property features grade-level drive-thru bays, dedicated office and bathroom buildouts within each unit, and on-site surface parking — delivering immediate, stabilized cash flow with zero lease-up risk. Situated minutes from Downtown Fort Lauderdale, Flagler Village, FAT Village, and the Brightline station, the asset offers investors a rare opportunity to acquire infill industrial product in one of Broward County's most supply-constrained submarkets, where vacancy remains at historic lows and available inventory continues to shrink.

INVESTMENT HIGHLIGHTS

- 100% Occupied, Three-Tenant Multi-Unit Industrial Asset
- Grade-Level Drive-Thru Bays with Rear Access
- Walking Distance to Brightline and FAT Village

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A Commercial Brokerage Firm

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INTERIOR PHOTOS



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LOCATION DESCRIPTION



Location Overview:

The subject property is located in Fort Lauderdale's Sistrunk District, an emerging commercial and redevelopment corridor within the broader Central Broward industrial submarket. The area has become a focus of public and private investment as the City of Fort Lauderdale continues to encourage redevelopment, business growth, and mixed use activity along the Sistrunk Boulevard corridor. This momentum has increased demand for nearby warehouse, service, and light industrial properties that support the surrounding residential and commercial expansion.

The Sistrunk District benefits from its central Broward location and strong regional connectivity. The area provides convenient access to Interstate 95, Sunrise Boulevard, and Broward Boulevard, allowing efficient transportation throughout Broward County as well as direct connectivity to Miami Dade and Palm Beach counties. The location also offers close proximity to Downtown Fort Lauderdale, Port Everglades, and Fort Lauderdale Hollywood International Airport, key economic drivers for the South Florida region.

The surrounding area continues to see new residential development, retail growth, and commercial reinvestment, particularly in nearby Flagler Village and the greater Downtown Fort Lauderdale market. This growth has increased demand for small to mid sized industrial buildings that can support local service providers, contractors, distribution users, and creative industrial tenants seeking proximity to the urban core.

Limited developable land and strong demand for industrial space throughout Central Broward have contributed to consistently low vacancy and steady rental growth across the submarket. The subject property's location within the Sistrunk District positions it to benefit from these market fundamentals while offering direct access to one of Broward County's most active redevelopment corridors.

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[View Inventory](#)

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SURVEY



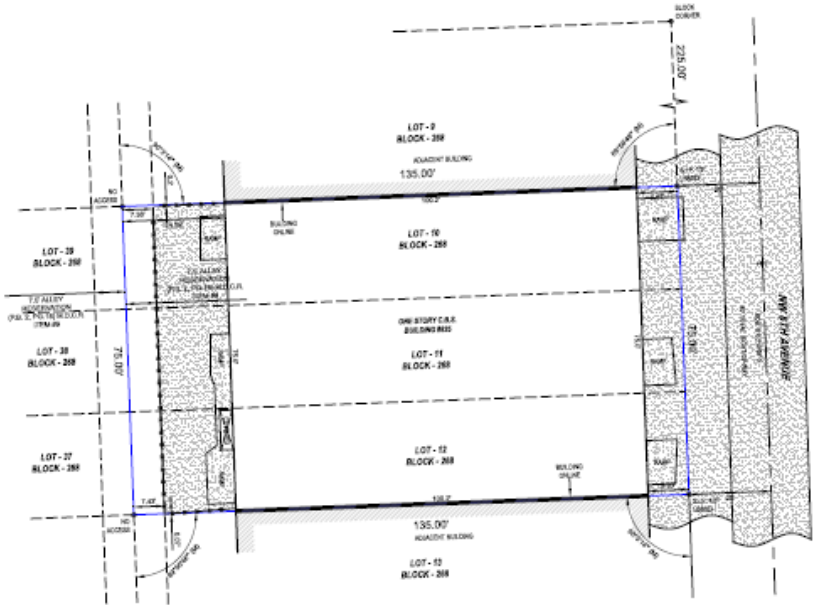
Tel: 305.767.6802
www.survey-pros.com

- AC = AIR CONDITIONER PAD
- BCR = BROWARD COUNTY RECORDS
- BLDG = BUILDING
- BM = BENCH MARK
- BOB = BASIS OF BEARINGS
- CBR = CONCRETE BRK & STUCK
- (C) = CALCULATED
- CMB = CURB & GUTTER
- CLF = CHAIN LINK FENCE
- COL = COLUMN
- CUE = CURB EASEMENT
- D.E. = DRAINAGE EASEMENT
- D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
- D/W = DRIVEWAY
- ED = ELECTRIC BOX
- ENC = ENCROACHMENT
- EP = EDGE OF PAVEMENT
- EW = EDGE OF WATER
- F.H. = FOUND DRILL HOLE
- FTE = FINISHED FLOOR ELEVATION
- FP = FOUND IRON PIPE (NO ID)
- FR = FOUND IRON ROD (NO ID)
- FN = FOUND NAIL (NO ID)
- FL = FLORIDA POWER & LIGHT TRANSFORMER PAD
- L.C. = LANDSCAPE EASEMENT
- L.M.E. = LAKE MAINTENANCE EASEMENT
- (M) = MEASURED
- MCB = MANHOLE COUNTY RECORDS
- MH = MAN HOLE
- ML = MONUMENT LINE
- (P) = PLAT
- PS = PLAT BOOK
- PC = POINT OF CURVATURE
- PCB = PERMANENT CONTROL POINT
- PE = POOL EQUIPMENT PAD
- PG = PACE
- PI = POINT OF INTERSECTION
- PL = PLANTER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PRC = POINT OF REVERSE CURVATURE
- PRM = PERMANENT REFERENCE MONUMENT
- PT = POINT OF TANGENCY
- R = RADIIUS DISTANCE
- (R) = RECORD
- R/W = RIGHT-OF-WAY
- RES = RESIDENCE
- SP = SP LINGERING
- SND = SET NAIL & DRINK LBS#2025
- SIL = SURVEY THE LINE
- SN = SERNAL
- (TYP) = TYPICAL
- UB = UTILITY BOX
- U.C. = UTILITY CASING
- W/T = WOOD FENCE

LOCATION SKETCH:

NOT TO SCALE

22	7	92
31	8	91
40	9	90
39	10	89
28	11	88
120	12	87
35	13	86
32	14	85
37	15	84
37	16	83



PROPERTY ADDRESS:
825 NW 8th AVENUE, FORT LAUDERDALE, FL 33311

LEGAL DESCRIPTION:
LOTS 10, 11 AND 12, BLOCK 28B OF PROGRESSO, ACCORDING TO THE MAP THEREOF AS RECORDED IN PLAT BOOK 2, PAGE(S) 16, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:
THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE AA BASE FLOOD ELEVATION & CATEGORY NAME & NUMBER CITY OF FORT LAUDERDALE 1232101 MAP & PANEL NUMBER 1231010302 OFFER 11.

- SURVEYOR'S NOTES:**
- ELEVATIONS WHEN SHOWN REFER TO 1988 NORTH AMERICAN VERTICAL DATUM (NAVD 1988).
 - NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
 - THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAY, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
 - THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE WITHOUT WRITTEN CONSENT OF THIS FIRM.
 - THE INTENT OF THIS SURVEY AS COMMUNICATED BY THE CERTIFIED PARTIES IS FOR REAL-ESTATE TRANSACTION OR MORTGAGE REFINANCING. THIS SURVEY IS NOT TO BE USED FOR ANY OTHER PURPOSE OR PARTY(IES) WITHOUT THE WRITTEN AUTHORIZATION OF THIS FIRM.
 - THIS SURVEY IS NOT INTENDED FOR NETHER DESIGN, PERMITTING NOR CONSTRUCTION PURPOSES.
 - ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED UNIMPOSED.
 - THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT OR ITS REPRESENTATIVE.
 - FENCE OWNERSHIP IS NOT DETERMINED. DIMENSIONS ARE TO THE INTERIOR PORTION OF THE FENCE.
 - ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR REPORT BY SOMEONE OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES).
 - THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. OTHERWISE THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY.
 - BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON PLAT. THE CENTERLINE OF NW 8th AVENUE BEARS S 02°10'00" E.

ENCROACHMENT NOTES:

- CHAIN LINK FENCE ENDOACHES INTO 7.5' ALLEY RESERVATION

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 25-17 FLORIDA ADMINISTRATIVE CODE SUBJUNCT TO SECTION 479.007 FLORIDA STATUTE AND THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DIGITAL REQUIREMENTS FOR ALTA/SICMA LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES FEMA N/A OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 7, 2023.

CERTIFIED TO:
SISTRUNK 825 NW 8 AVE LLC, A FLORIDA LIMITED LIABILITY COMPANY
NEXT LEGAL PLLC
FIRST AMERICAN TITLE INSURANCE COMPANY

N. Stello

NICOLAS DEL VENTO
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA LIC. # 8845

	DATE OF ORIGINAL FIELD WORK: 09/07/2023
	JOB NUMBER: 23088931
	DRAWN BY: ADMEL
	CAD FILE: SISTRUNK 02B LLC
SHEET 1 OF 1	

SCHEDULE B-II, EXCEPTIONS:

PREPARED BY: FIRST AMERICAN TITLE INSURANCE COMPANY
ISSUING OFFICE FILE NO. 1025 NW 10TH AVE
COMMITMENT DATE: SEPTEMBER 8, 2023 AT 8:00AM

- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ASSUMES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. **NOT SURVEY RELATED.**
- ANY RIGHTS, INTERESTS, OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORDS. **NOT SURVEY RELATED.**
- ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. **SEE ITEM 11.**
- ANY LIEN, FOR SERVICES, LABOR, OR MATERIALS IN CONNECTION WITH IMPROVEMENTS, REPAIRS OR RENOVATIONS PROVIDED BEFORE, ON, OR AFTER DATE OF POLICY, NOT SHOWN BY THE PUBLIC RECORDS. **NOT SURVEY RELATED.**
- ANY DEBTS AS TO THE BOUNDARIES CAUSED BY A CHANGE IN THE LOCATION OF ANY WATER BODY WITHIN OR ADJACENT TO THE LAND PRIOR TO DATE OF POLICY, AND ANY ADVERSE CLAIM TO ALL OR PART OF THE LAND THAT IS, AT DATE OF POLICY, OR WAS PREVIOUSLY UNDER WATER. **NOT SURVEY RELATED.**
- TAXES OR SPECIAL ASSIGNMENTS NOT SHOWN AS LIENS IN THE PUBLIC RECORDS OR IN THE RECORDS OF THE LOCAL TAX COLLECTING AUTHORITY, AT DATE OF POLICY. **NOT SURVEY RELATED.**
- ANY MINERALS OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS. **NOT SURVEY RELATED.**
- TAXES AND ASSIGNMENTS FOR THE YEAR 2023 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. **NOT SURVEY RELATED.**
- RESTRICTIONS, DESIGNATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF PROGRESSO, AS RECORDED IN PLAT BOOK 2, PAGE(S) 16, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION, OR DISCONTINUANCE BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). **EXEMPT IN NATURE.**
- TERMS AND CONDITIONS OF ANY EXISTING UNRECORDED LEASE(S), AND ALL RIGHTS OF LESSEE(S) AND ANY PARTIES CLAIMING THROUGH THE LESSEE(S) UNDER THE LEASE(S). **NOT SURVEY RELATED.**
- ITEM DELETED AT THE REQUEST OF NEXT LEGAL PLLC

SYMBOLS:

- ☐ = TELEPHONE RISER
- ⊠ = CABLE TV RISER
- ⊞ = WATER METER
- X = ELEVATION
- (00') = ORIGINAL LOT DISTANCE
- Δ = CENTRAL ANGLE
- ⊙ = CENTER LINE
- ⊞ = WATER VALVE
- ⊞ = CURB INLET
- ⊞ = FIRE HYDRANT
- ⊞ = LIGHT POLE
- ⊞ = CATCH BASIN
- ⊞ = UTILITY POLE
- ⊞ = DRAINAGE MANHOLE
- ⊞ = SEWER MANHOLE
- ⊞ = METAL FENCE
- ⊞ = WOOD FENCE
- ⊞ = CHAIN LINK FENCE
- ⊞ = EASEMENT
- ⊞ = BOUNDARY LINE
- ⊞ = OVERHEAD UTILITY LINE
- ⊞ = ORIGINAL LOT LINE

GRAPHIC SCALE

0 15 30

ASPHALT CONCRETE PAVEMENTS/ BRICK TILES COVERED AREA

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THE NEIGHBORHOOD



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FINANCIALS



Flagler Village |
Fort Lauderdale's Growth Engine

10,700+ RENTAL UNITS
3,450+ CONDO UNITS
5M SF OF OFFICE
3M SF OF RETAIL
30+ NEW, UNDERWAY & PROPOSED DEVELOPMENTS

Affluent Demographics | Central & Walkable
Transit-Oriented

Fort Lauderdale-Hollywood International Airport: 38 MIN. TO MIAMI
Brightline: 14 MIN. TO MIAMI
16 MIN. TO BOCA RATON
13 FAT VILLAGE
2 HRS 50 MIN. TO ORLANDO
2 HRS 50 MIN. TO ORLANDO

825 NW 8th Ave Rent Roll

Tenants	Unit #:	Building SF	Land SF	Commencement Date	Expiration Date	Base Rent PSF	Monthly Rent	Annual Rent	Increases	Ext Opt.	Term Option LL	Security Deposit Held	Additional Rent + Special Terms
M&R	Unit A	2,500		4/15/2025	6/30/2026	\$22.50	\$4,687.50	\$56,250	3.00%	N/A	yes	\$9,375.00	Landlord granted early lease termination in exchange for 4 month payment. Payment covers until 6/30/2026
EURO CLASSICA	Unit B	2,500		8/7/2025	8/6/2027	\$20.00	\$4,166.67	\$50,000	4.00%	N/A	yes	\$4,166.67	
GENTLEMENS COLLECTIVE	Unit C	2,500		11/15/2025	11/14/2027	\$20.00	\$4,166.67	\$50,000	4.00%	N/A	yes	\$4,166.67	
Total		7,500					\$13,021	\$156,250				\$17,708.34	

Gross Income	\$156,250
Total Expenses	\$38,119
Net Operating Income	\$118,131
Cap Rate	6.0%
Price Guidance	\$1,968,000.00

Address	Building SF	2025 Property Tax	GL Insurance	Pro-Rata Property Ins	Pro-Rata Parametric Ins	Total Expenses
825 NW 8th Ave						
Annual Total	7,500	\$26,968	\$511	\$2,374	\$8,267	\$38,119
				NNN's	\$	5.08

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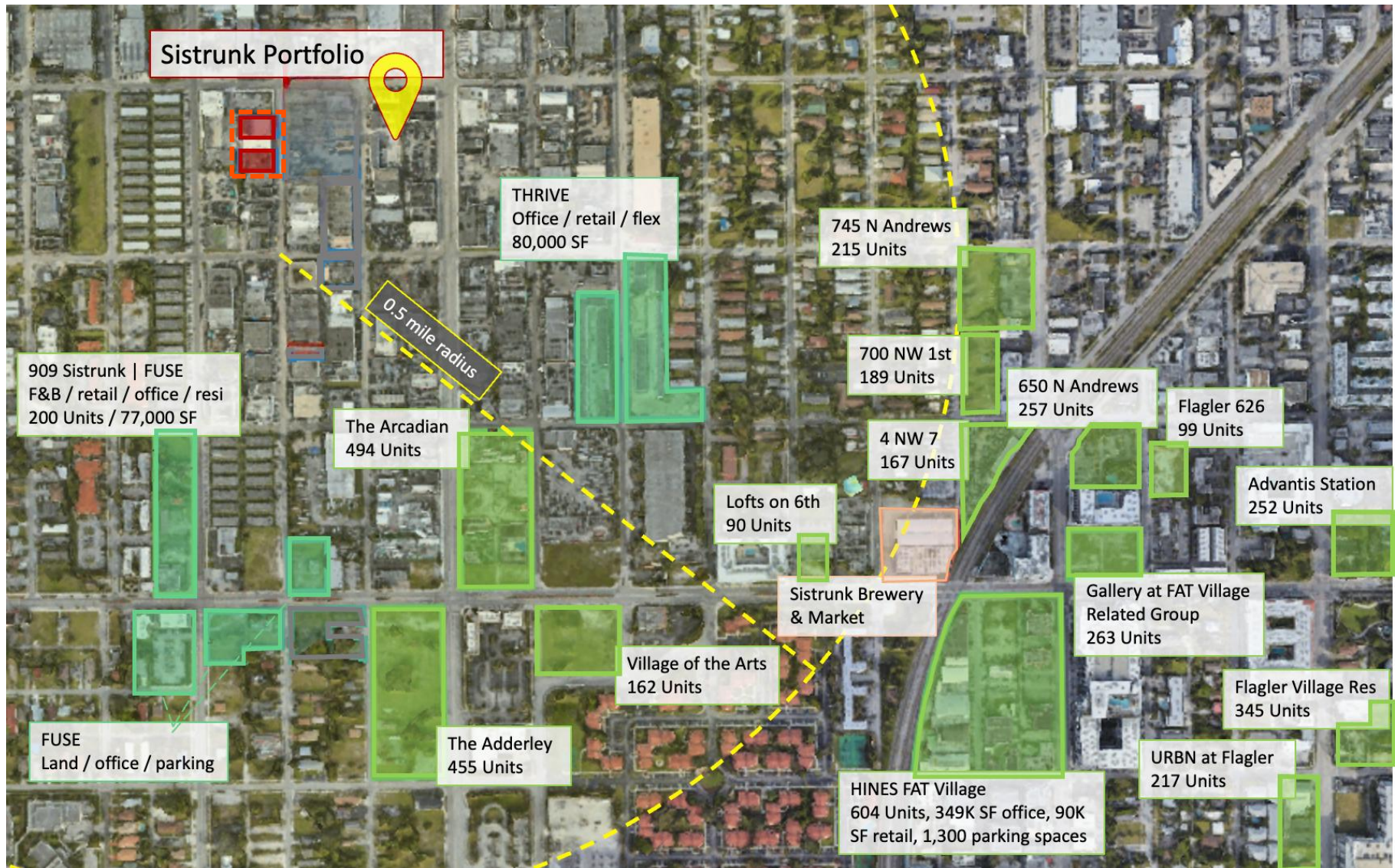
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NEIGHBORHOOD CONTEXT MAP



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FLAGLER VILLAGE CONTEXT MAP

Flagler Village | Fort Lauderdale's Growth Engine

10,700+
RENTAL UNITS

3,450+
CONDO UNITS

5M SF
OF OFFICE

3M SF
OF RETAIL

30+
NEW, UNDERWAY
& PROPOSED DEVELOPMENTS

- 📍 Affluent Demographics | 📍 Central & Walkable
- 📍 Transit-Oriented



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FAT VILLAGE CONTEXT



FAT Village sits at the center of Flagler Village, Fort Lauderdale's fastest-growing urban submarket and one of South Florida's most active development corridors. Positioned just north of the CBD, the neighborhood has evolved into a high-density, mixed-use environment driven by residential growth, institutional-quality office development, and experiential retail.

The district continues to attract a young, educated workforce and a growing tenant base seeking walkability, connectivity, and a dynamic live-work-play setting. With over 10,000 residential units, 5M+ square feet of office, and 3M+ square feet of retail in the immediate area, Flagler Village offers the scale and infrastructure of a true urban core while still benefiting from ongoing development activity.

FAT Village stands out as the neighborhood's defining destination, anchored by a curated mix of creative office, food and beverage, entertainment, and gallery space. Its proximity to Brightline, Las Olas, and major transportation corridors positions it as a highly accessible and talent-driven location for forward-thinking tenants.

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[View Inventory](#)

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STRATEGIC LOCATION ADVANTAGE

THE PINNACLE OF LIVE WORK PLAY

Everything You Need, All in One Place



DIRECT ACCESS

Statewide mass transit via Brightline



CENTRAL

Strategic South Florida location



CENTRAL

Strategic South Florida location



OPPORTUNITY

To attract top talent



SEAMLESS

Connectivity to major business hubs



ABUNDANT

Amenities & options for tenants and employees



MINUTES

From Fort Lauderdale Airport & major highways

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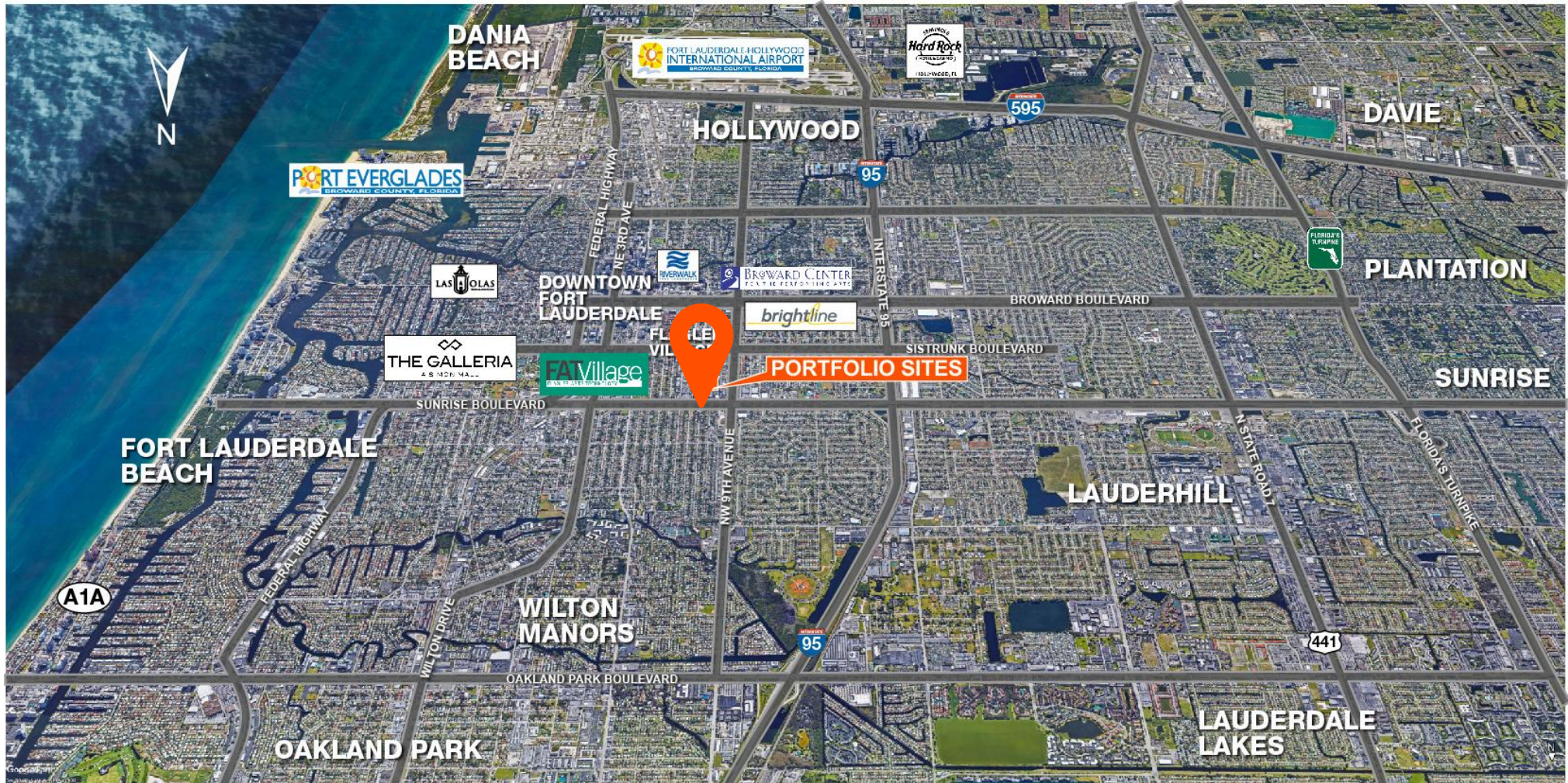
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AERIAL CONTEXT



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COMPS



Property Address	Sale Price	Sale Date	Land SF	Land Price/SF	Building SF	Building Price/SF	Zoning
809-813 NW 1st St	\$2,200,000	2/17/2026	13,939	\$157.83	10,330	\$212.97	B-3
832 NW 1st St	\$2,464,500	12/30/2025	13,952	\$176.64	10,003	\$246.38	B-3
828 NW 1st St	\$2,464,500	12/30/2025	13,939	\$176.80	10,003	\$246.38	B-3
1109-1111 NE 7th Ave	\$2,360,000	12/18/2025	6,534	\$361.19	10,570	\$223.27	B-3
201 NW 22nd Ave	\$64,130,000	12/17/2025	524,462	\$122.28	221,815	\$289.11	B-1
701a NW 7th Ter	\$2,050,000	12/16/2025	10019	\$204.62	6,855	\$299.05	I
745 NW 7th Ter	\$1,350,000	11/26/2025	10311	\$130.93	5,900	\$228.81	I
610-614 NW 3rd Ave	\$1,800,000	11/21/2025	16770	\$107.33	8,019	\$224.47	B3, RMM-25
845 NW 5th Ave	\$4,600,000	11/17/2025	23,626	\$194.70	1,552	\$2,963.92	I
228 SW 21st Ter	\$6,835,443	10/31/2025	50530	\$135.28	23,878	\$286.27	I
1359 SW 21st Ter	\$1,150,000	10/16/2025	6031	\$190.68	3,186	\$360.95	I
2001 S Andrews Ave	\$16,000,000	9/5/2025	116741	\$137.06	29,890	\$535.30	SRAC-SA
800 SW 21st Ter	\$2,900,000	8/1/2025	26136	\$110.96	10,712	\$270.72	I, Fort Lauderdale
1123 NE 7th Ave	\$1,200,000	6/16/2025	5066	\$236.87	4,200	\$285.71	B-3
1200 NE 15th St	\$1,300,000	5/29/2025	2,614	\$497.40	2,560	\$507.81	I
437 NW 1st Ave	\$2,200,000	5/22/2025	6,534	\$336.70	4,502	\$488.67	RAC-UV
900 NE 13th St	\$4,276,969	4/28/2025	24,394	\$175.33	14,838	\$288.24	B-3
1900 NE 7th Ave	\$25,400,000	4/22/2025	189,050	\$134.36	82,500	\$307.88	IRO
921 NE 3rd Ave	\$1,035,000	3/18/2025	3,485	\$297.00	1,875	\$552.00	NWRAC-MUNE
1227 S Andrews Ave	\$775,000	1/9/2025	6,098	\$127.08	2,491	\$311.12	CB
3590 SW 30th Ave	\$4,000,000	12/31/2024	35,429	\$112.90	11,160	\$358.42	IM-3
3580 SW 30th Ave	\$4,000,000	12/27/2024	72,745	\$54.99	10,735	\$372.61	IM-3
100 SE 6th St	\$1,084,000	12/13/2024	9,000	\$120.44	3,690	\$293.77	RAC-CC
200 SW 33rd St	\$2,550,000	10/17/2024	23,757	\$107.34	5,483	\$465.07	I
10 SW 23rd St	\$3,717,123	9/20/2024	20473	\$181.56	14,967	\$248.35	SRAC-SAw
2868 SW 23rd Ter	\$500,000	8/23/2024	5227	\$95.65	250	\$2,000.00	IROM-AA
739 NW 7th Ter	\$775,000	8/13/2024	6750	\$114.81	2,500	\$310.00	I
2646-2652 NW 4th St	\$920,000	7/15/2024	6098	\$150.86	3,659	\$251.43	M-2
1147 NE 9th Ave	\$1,300,000	6/14/2024	6153	\$211.28	3,927	\$331.04	B-3
1200 NE 15th St	\$1,075,000	6/6/2024	2614	\$411.31	2,560	\$419.92	I
220 SW 30th St	\$675,000	5/22/2024	6970	\$96.85	2,208	\$305.71	Industrial
224 SW 28th St	\$950,000	5/6/2024	6394	\$148.58	3,744	\$253.74	I
3333 SW 2nd Ave	\$2,245,000	4/4/2024	13801	\$162.67	10,046	\$223.47	I

Timeline	T24 Months
Total Sale Comparables	33
Total Sale Volume	\$170,282,535
Total Building Sq Ft	540,608
Total Land Acres	29.51
Average Price PSF BUILDING	\$453.41
Median Price PSF BUILDING	\$299.05
Max Price PSF BUILDING	\$2,963.92
Min Price PSF BUILDING	\$212.97
Average Price PSF LAND	\$181.22
Median Price PSF LAND	\$150.86
Min Price PSF LAND	\$54.99
Max Price PSF LAND	\$497.40

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