

COMPASS COMMERCIAL

1400 E Oakland Park Blvd # 108
Oakland Park, FL 33334



Office Condo For Sale

\$390,000

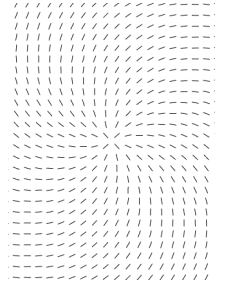
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Property Summary



Address: 1400 E Oakland Park Blvd # 108 Oakland Park, FL 33334

Offices: 2 Offices + Common Area + Kitchen

Governing Municipality: Oakland Park

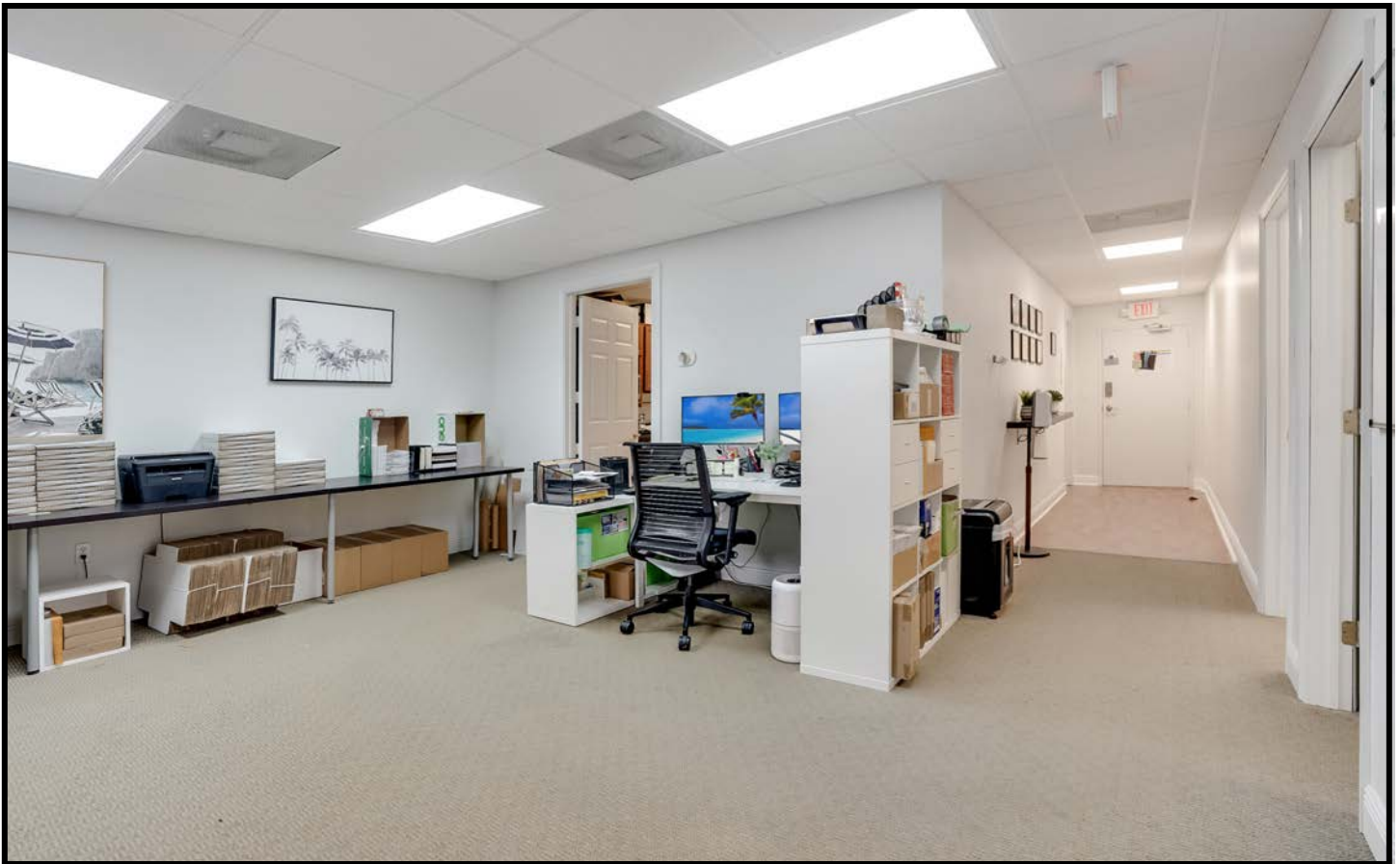
Occupancy: Leased (See Following Page)

Year Built: 1992

Office Type: Class B

Estimated Suite SF: 828 SF

Price **\$390,000**



Lease Summary

INITIAL TERM

12/15/2023 - 12/31/2024: \$2,200.00 per mo
1/1/2025 - 12/31/2025: \$2,266.00 per mo
1/1/2026 - 12/31/2026: \$2,333.98 per mo

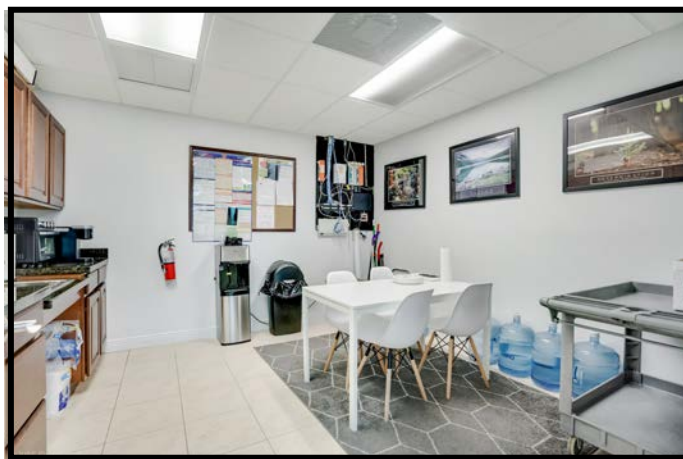
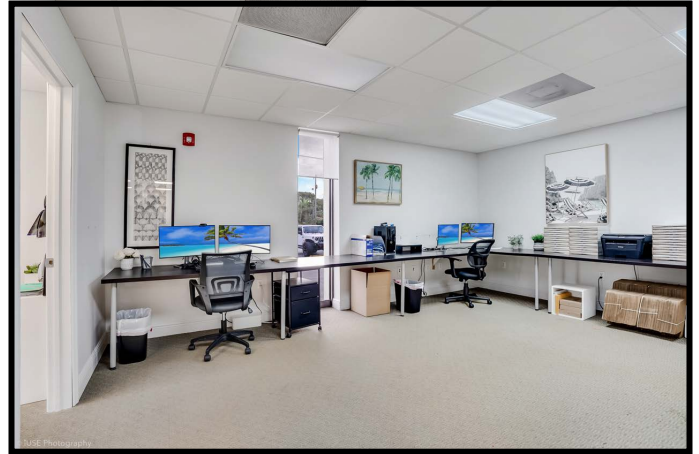
OPTION PERIOD

1/1/2027 - 12/31/2027: \$2,404.00 per mo
1/1/2028 - 12/31/2028: \$2,476.12 per mo
1/1/2029 - 12/31/2029: \$2,550.40 per mo

LANDLORD PAYS HOA (est. \$524.00) + TAXES (est. \$255.00)



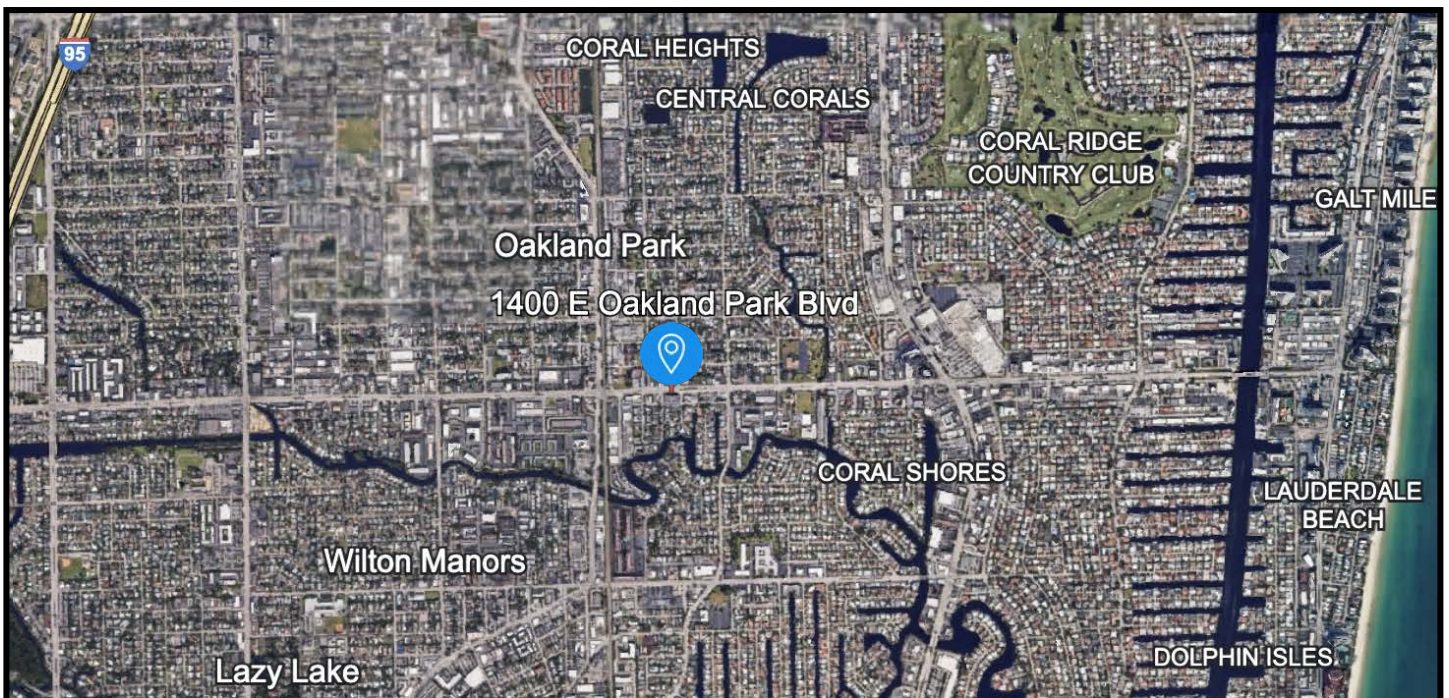
Property Overview - Interior Photos



Area Overview - Oakland Park



Oakland Park, has transformed into a lively destination for residents and visitors alike. The Culinary Arts District, a testament to our City's innovative spirit, now boasts an eclectic mix of restaurants, craft beer breweries, distilleries, and galleries. Recent additions such as Art Fusion Galleries, Black Flamingo, Nour Thai, and Soaks + Senses, have further enriched the shopping and culinary experience, making downtown Oakland Park a lively and walkable destination..

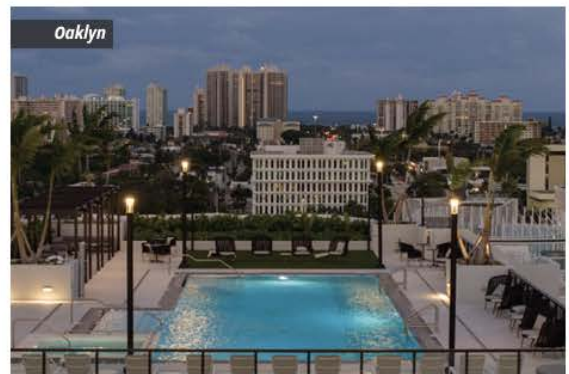


Area Overview - New Developments



Directly opposite the Sky Building lies another thrilling endeavor set to revolutionize downtown. **The Horizon of Oakland Park** is a cutting-edge mixed-use venture poised to transform the current site of City Hall. Boasting top-tier residential units, vibrant commercial spaces, a scenic park, public parking, and a future train stop, this project is a catalyst for economic vitality. Embracing walkability, sustainability, and mass transit, the Horizon promises a dynamic urban experience like no other.

At the southeastern gateway to the City stands **Oaklyn**, a beacon of modernity and sophistication. Highlighted in the Sun Sentinel, this upscale residential complex exemplifies Oakland Park's rise to a vibrant, coveted community. Offering breathtaking views of the Atlantic Ocean and an array of upscale amenities, Oaklyn epitomizes the City's transformation into a thriving hub of innovation, culture, and entertainment. Oaklyn embodies the evolving Oakland Park, transforming from a drive-through city into a drive-to city.



Photographer: Seamus Payne



Explore **Oak Tree**, 140 acres of sprawling land west of Prospect Road and NW 21st Avenue. With 50 acres of open space, including 9 acres of public parkland and a fitness trail, plus stylish single-family homes and townhouses, Oak Tree is home to Oakland Park's first million-dollar new construction, setting a new standard for luxury living.

The Urban League's **Village at Oakland Park** will bring a vibrant, intergenerational neighborhood to the City's west side. This expansive 469-unit development coming to NW 21st Avenue and NW 26th Street will feature a diverse mix of residences and amenities including an early learning center and seven acres of open green space. The City Commission approved the first step of the project in February to create area median income aligned housing stock as part of a larger initiative, alongside projects like the Sky Building and the Horizon of Oakland Park, to provide attainable housing opportunities for all.



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The confidential report contains brief information about the property offered for sale. It is subject to changes that can appear at any time, and will replace all previously reported information. This report contains estimates, projections and information about the property, and the members, directors, executives, managers and employees related to the property or Compass Commercial do not assume any responsibility for the information contained in this report, for the accuracy and its effects, to notify any changes on the information or this report, or for any decisions based on the information contained herein.

All data on the property is provided for information purposes. Compass Commercial encourages the recipients of this report to thoroughly review and independently verify to recipient own satisfaction that the data provided are substantially representative of the property and can be realized upon when considering any interest of said property. Recipient of this report acknowledges that he has been advised to seek the independent counsel of an attorney and/or an accountant to verify the information on the property and to examine any and all applicable documentation relevant to the transaction.

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