

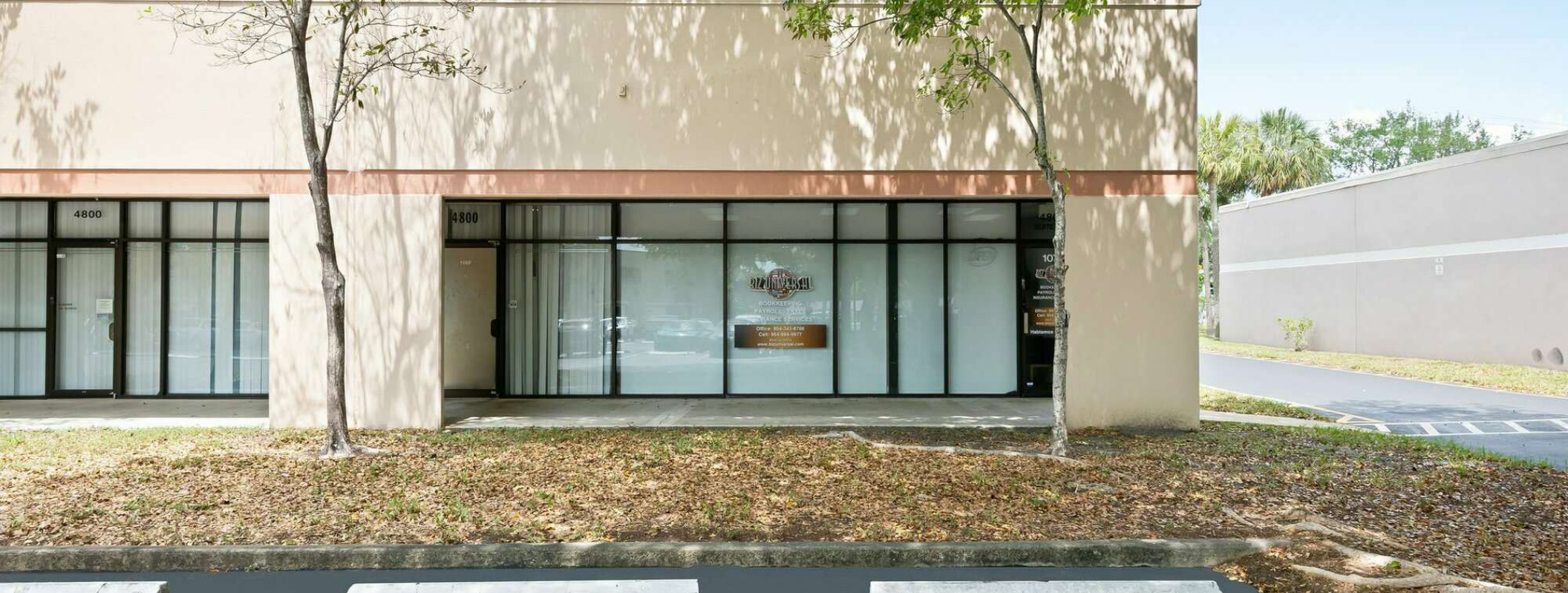
RARE CORNER
OFFICE UNIT
AVAILABLE FOR SALE

4800 N STATE RD 7 # F 107

Lauderdale Lakes, FL 33319

For Sale By

NATIVE
REALTY®



PROPERTY DESCRIPTION

Don't miss this rare opportunity to own a bright and versatile corner office unit, flooded with natural light and featuring multiple private offices for maximum functionality. Situated in a well-maintained, high-visibility plaza with ample parking, this property is ideal for a wide range of uses—including medical, professional services, education, and trades. Whether you're an owner-user seeking a move-in-ready space or an investor looking for strong income potential, this adaptable unit offers exceptional value and endless possibilities. The property is also located within an Opportunity Zone, adding to its long-term appeal and strategic location.

PROPERTY HIGHLIGHTS

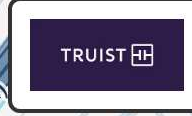
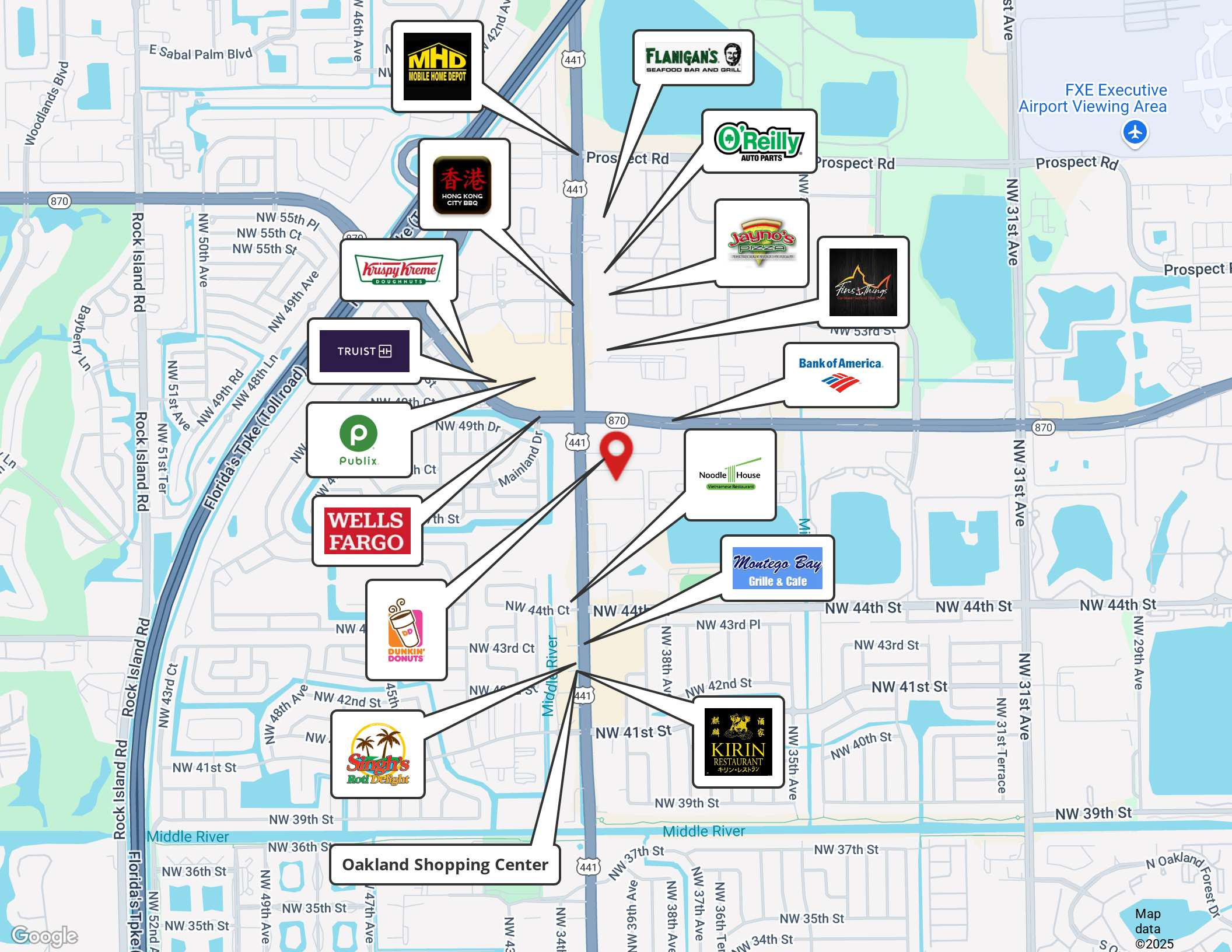
- Opportunity Zone
- Located in Lauderdale Lakes area
- Versatile Use
- Ample Parking

OFFERING SUMMARY

Sale Price:	\$399,000
Number of Units:	1
Building Size:	1,132 SF

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Households	74,713	184,668	353,464
Total Population	199,816	476,978	869,336
Average HH Income	\$70,842	\$77,703	\$90,423

☒ PERMITTED USES



Oakland Shopping Center

FXE Executive Airport Viewing Area





BIZ UNIVERSAL





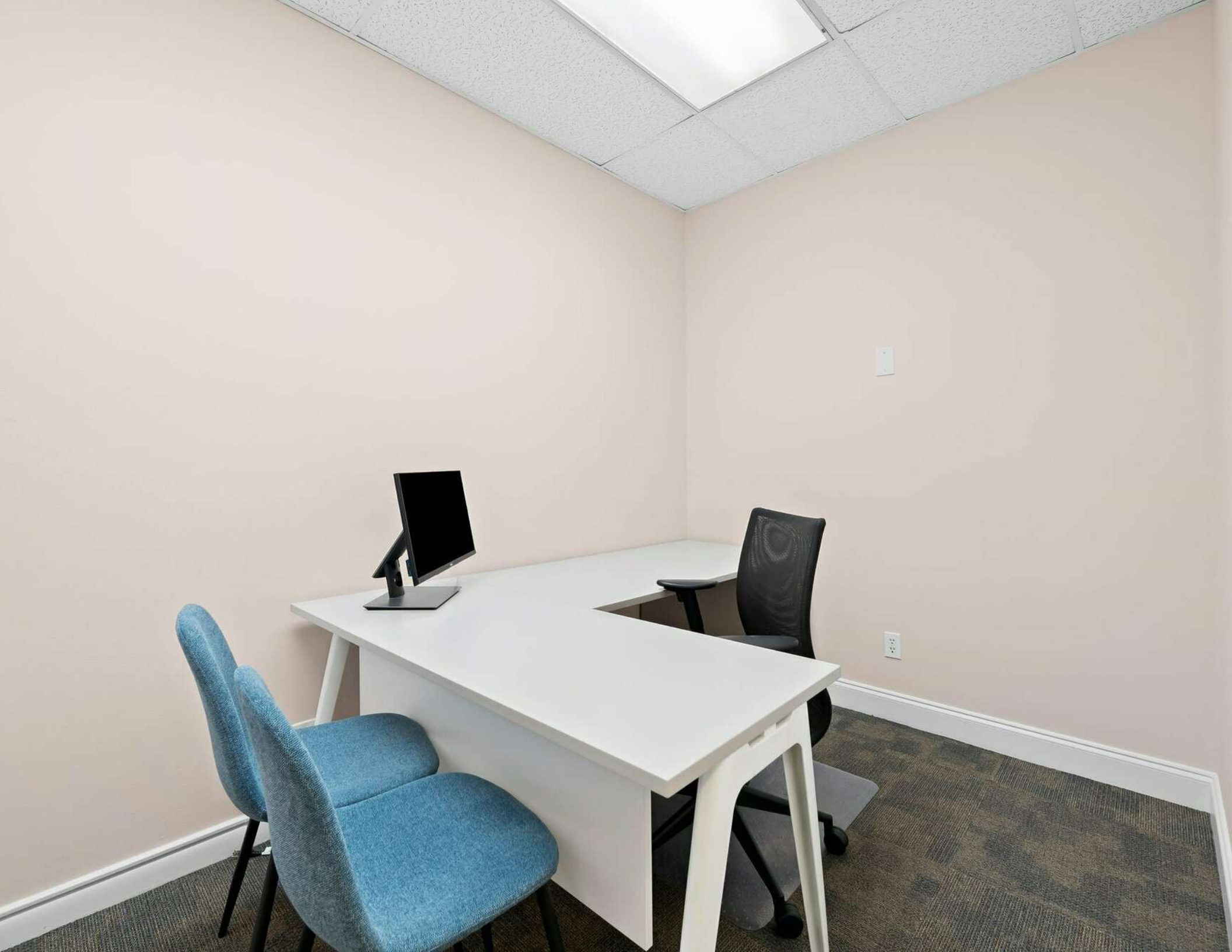
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