



## Griffin Road and 40th Avenue

3990 Griffin Rd, Hollywood, FL 33312

**Bennett David**

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# Griffin Road and 40th Avenue

\$5,800,000

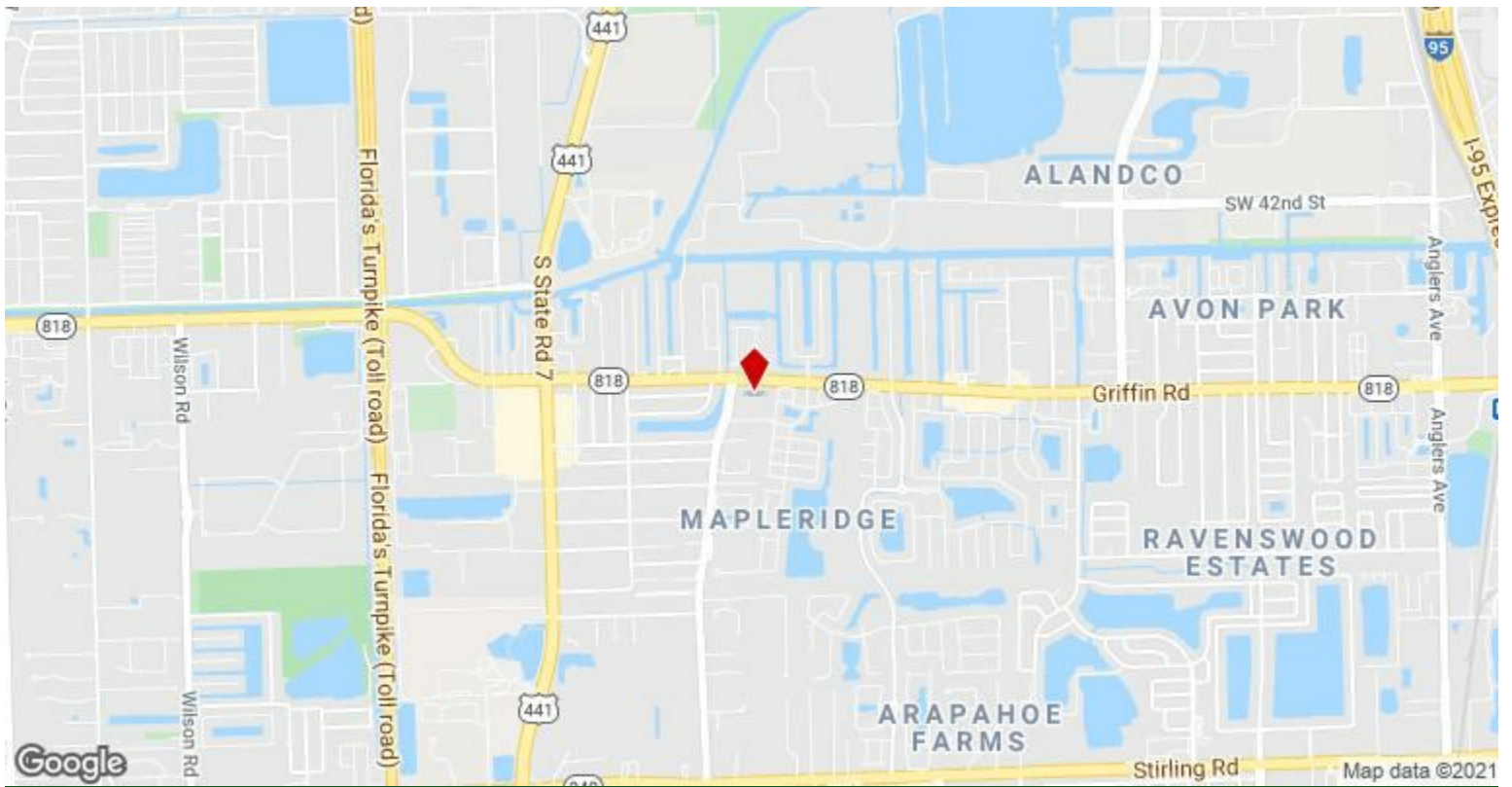
S.E. corner of Griffin road and S.W. 40 Avenue. Traffic Light, water and sewer and drainage to offsite lake. Approximately 1.2 acres is under FPL easement. Platted, Ready to Build. Mostly filled. Fast Developing area of new commercial and residential development. Liberal C-3 Zoning permits gas, motel, drive thru restaurant, retail-office-showroom, and commercial uses. Can build up to 120 residential units above first floor and subject to City regulations in addition to approximately 60,000-75,000 sq.ft. of commercial development or up to 125,000 s.f. of multi story office space. All utilities at site. Realtor is owner.

S.E....

- Near all Expressways Ready to Build All Utilities at Site Liberal Zoning
- Between I-95, Turnpike and U.S. #441
- New Construction Nearby
- Will Build to Suit
- Traffic Light Corner
- Realtor is owner



Price:	\$5,800,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment or Owner User
Total Lot Size:	4.50 AC
No. Lots:	1
Zoning Description:	C-3
APN / Parcel ID:	50-42-31-23-0020

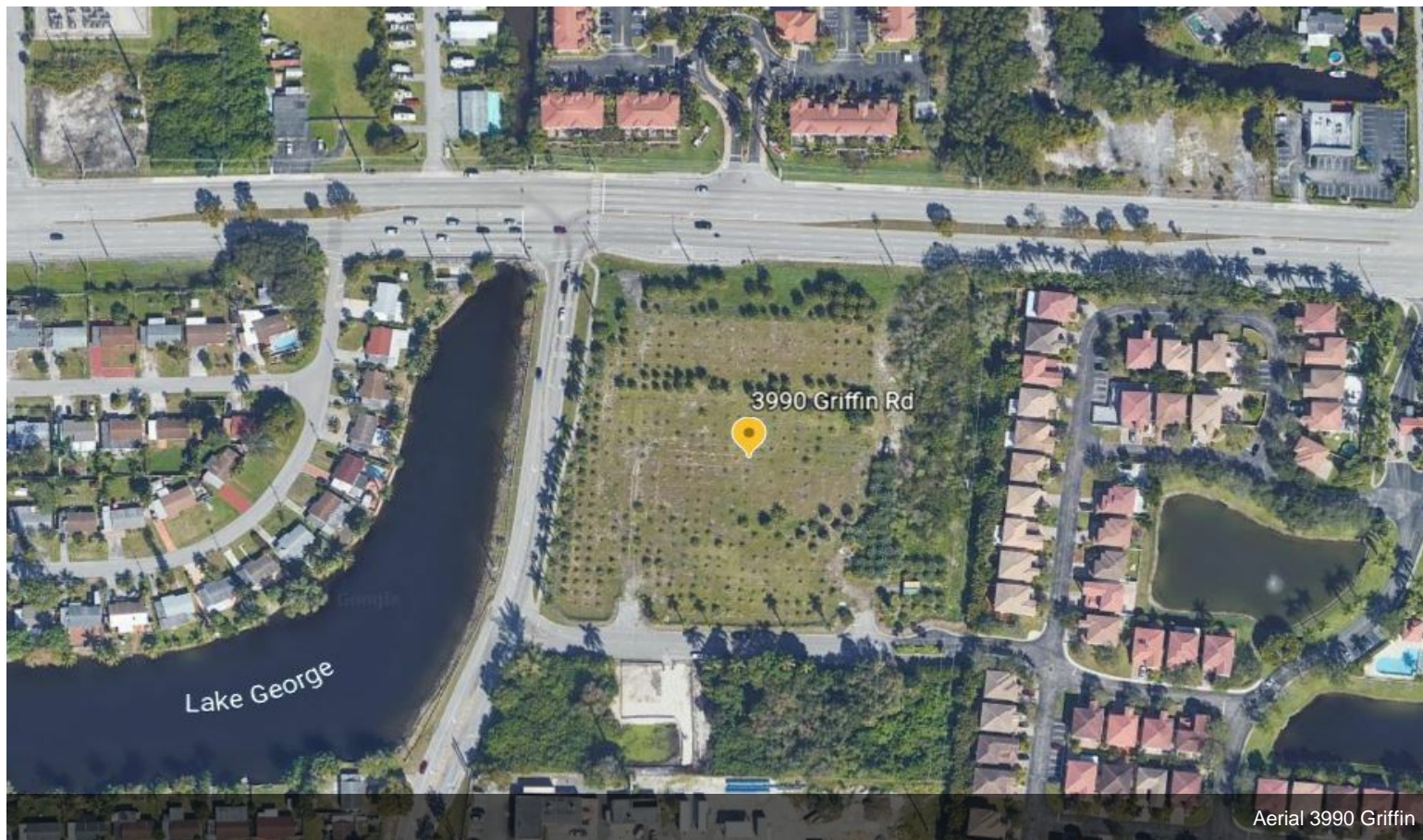


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# Property Photos

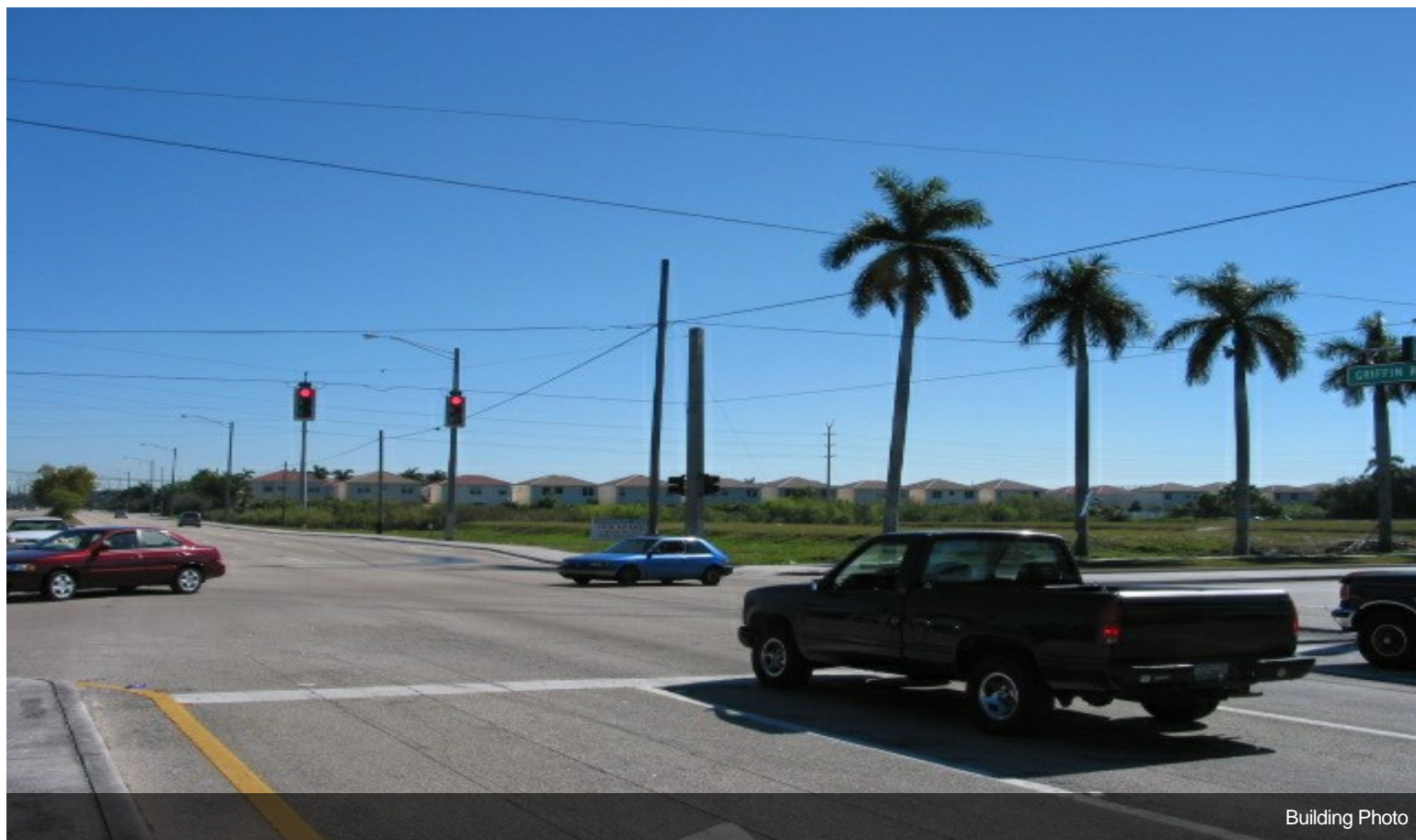


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Aerial 3990 Griffin

# Property Photos



Building Photo



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# Property Photos

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IMG\_7884



IMG\_7864