

RETAIL / OFFICE AT WILTON MANORS

FOR SALE

2010 N ANDREWS AVE

Wilton Manors, FL 33311

Native Realty Co., its directors, officers, agents, advisors, or affiliates do not warrant the accuracy or completeness of provided materials or information. Parties are urged to conduct their own due diligence to evaluate these aspects. Native Realty Co. will not investigate or confirm such matters unless expressly agreed upon in writing. Each party is responsible for conducting independent investigations and due diligence. Parties involved in transactions are encouraged to verify all information, conduct inspections, and seek advice from independent professionals. Financial data should be independently verified, and parties should not solely rely on projections. Native Realty Co. does not offer financial advice. Assumptions about financial performance may differ from actual results. Market rent estimates are provided for informational purposes only and are not guaranteed. Parties should consider contractual, governmental, and market conditions.

Legal, tax, and title matters should be discussed with appropriate professionals. Property condition and compliance queries should involve engineers, architects, contractors, and relevant governmental agencies. All properties are marketed in accordance with fair housing and equal opportunity laws.

For Sale By





PROPERTY DESCRIPTION

Native Realty is proud to showcase this versatile property at 2010 N Andrew's Ave, Wilton Manors, FL 33305 presents a fantastic opportunity to own a well-located retail or office space.

This is an excellent opportunity to establish or relocate your business in a vibrant and growing area. The property boasts a manageable building size (1,108 Sqft) on a sizable lot (11,965 Sqft), allowing for potential future expansion.

Don't miss out! Contact us today to schedule a showing!

PROPERTY HIGHLIGHTS

- Flexible Asset Class: Capitalize on the zoning's (B-2) ability to accommodate a variety of retail or office uses.
- High Visibility Location: Situated on busy North Andrew's Avenue, this property enjoys excellent exposure and easy access for customers and employees.
- Ample Parking: With 10 dedicated parking spaces, your business will have ample room to accommodate staff and clientele.
- Densely Populated Area: Wilton Manors boasts a thriving community, providing a strong customer base for your business.

OFFERING SUMMARY

Sale Price:	\$1,300,000
Lot Size:	11,956 SF
Building Size:	1,108 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	77,037	164,924	408,116
Total Population	167,544	379,892	993,866
Average HH Income	\$102,071	\$94,168	\$92,488



Map data ©2024 Google















Law Offices
Lawrence B. Wolk
Probation/Parole Violations
ALL Criminal, Traffic Ticket
and D.U.I. Defense Cases
Habitual Traffic Offenders
Point Suspensions
Traffic Ticket Defense
(954)568-6900

313 Box 313
315 315
314 314
319 319







NATIVE REALTY®

JAIME STURGIS

DINO FLORA

NativeRealty.com

954.595.2999

Info@NativeRealty.com

1926 East Sunrise Blvd, Fort Lauderdale, FL 33304