

**FOR SALE/LEASE**

# 8,976 SF Freestanding Building with 100% Air Conditioning

**921 NW 8TH AVE**

Fort Lauderdale, FL 33311

**PRESENTED BY:**

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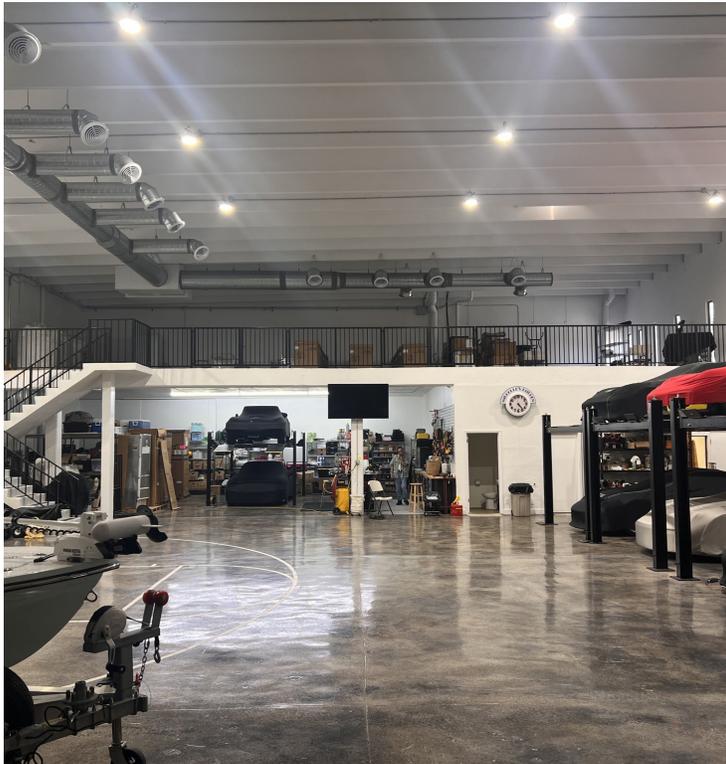
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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$4,500,000
<b>BUILDING SIZE:</b>	8,976 SF
<b>LEASE RATE:</b>	\$21.00 SF/yr (NNN)
<b>AVAILABLE SF:</b>	8,976 SF
<b>LOT SIZE:</b>	13,500 SF
<b>DOCK LEVEL LOADING:</b>	One (1)
<b>GRADE LEVEL LOADING:</b>	Two (2)
<b>CLEAR HEIGHT:</b>	+/- 22'
<b>AIR CONDITIONING:</b>	100%

## PROPERTY DESCRIPTION

SVN Commercial Realty is pleased to announce the exclusive listing for 921 NW 8 Avenue, Fort Lauderdale, FL. This 8,976 square foot building has been totally renovated, including: new TPO roof, air conditioning, epoxy flooring, overhead doors, asphalt parking lot, fencing, electric gate and much more. Ideally located in east Broward county, 1.3 miles from I-95, 1.7 miles from Downtown Fort Lauderdale, 6.6 miles from Fort Lauderdale/Hollywood International Airport, 7.5 miles from the Fort Lauderdale Executive Airport. Possible uses include: man cave, manufacturing, flex warehouse, showroom, etc.

## PROPERTY HIGHLIGHTS

- Office Area: +/- 800 SF
- Warehouse Area: +/- 6,000 SF
- Mezzanine Area: +/- 2,176 SF
- Fenced In Secure Parking Area
- Construction: Poured Concrete Walls with Concrete Twin "T" Roof System

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