



**BY ORDER OF ASSIGNEE,
KENNETH A WELT
REAL ESTATE AUCTION**

**17,247± SF Office Building and
11,549± SF Office/Retail Building
on 1.17± Acres**

Oakland Park, Florida

**LIVE ZOOM
AUCTION EVENT
WEDNESDAY
FEBRUARY 25TH
AT 11 AM ET**

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OVERVIEW

REAL ESTATE AUCTION

Fisher Auction Company is pleased to present via a Live Zoom Auction of a 17,247± SF Office Building and an 11,549± SF Office/Retail Building on Two Parcels totaling 1.17± Acres in Oakland Park, Florida.

PROPERTY HIGHLIGHTS

- Prime Value - Add Investment Property perfect for a Rehabilitation Project or New Development
- Large 1.17± Acre Site with Ample Parking located in the heart of Oakland Park on the N Andrews Avenue Corridor
- Buildings are currently being operated as Leased Office (Primarily Medical) and Retail Space
- The Buildings contain a mix of 22,836± SF of Office Space and 5,960± SF of Ground Floor Retail
- Current Leases with Upside Potential. See Lease Summary and Leases in Data Room
- Close Proximity to I-95 and Florida Turnpike Access Strategically Located between Commercial Boulevard and Oakland Park Boulevard
- Central Location to Dense Residential Development and Minutes to Holy Cross and Broward General Hospitals
- Major Air Travel is located within 15 Minutes to Fort Lauderdale International Airport
- High Traffic Count of 23,000 AADT providing Great Exposure with 280± Feet of Frontage on N Andrews Avenue
- Oakland Park is experiencing Rising Growth, a Healthy Jobs Market and Steady Development



OVERVIEW

REAL ESTATE AUCTION

PROPERTY DETAILS

- **Address:** 4101 N Andrews Avenue, Oakland Park, Florida 33309
- **Location:** Northwest Corner of N Andrews Avenue and NW 41st Street
- **Directions:** From I-95 Exit #32 and go East on Commercial Boulevard to N Andrews Avenue. Turn right and proceed to address
- **Access:** N Andrews Avenue and NW 41st Street
- **Building Size:** 17,247± Square Feet in 3 Stories
- **Typical Floor Size:** 5,749± Square Feet
- **Land Area:** 27,875± Square Feet / .64± Acres
- **Current Use:** Leased Medical Offices and Retail
- **Construction:** Concrete Masonry Construction, Roll-Out Windows, Flat Concrete Built-Up Roof
- **Frontage:** 140± Feet along N Andrews Avenue and 200± Feet along NW 41st Street
- **Zoning:** B-1 Community Business. See Zoning Section for Permitted Uses and Building Requirements
- **Taxes:** 2025 - \$45,403.46 / **Assessed** - \$1,934,910
- **Parcel Control No.:** 494222081741
- **Flood Zone:** Zones X and AE / Panel No. 12011C0367J
- **Utilities:** Municipal Water and Sewer
- **Electric:** Florida Power and Light
- **HVAC:** Central System
- **Parking:** 100 Surface Parking Spaces
- **Suite Mix:** See Floor Plans in Data Room
- **Year Built:** 1972



OVERVIEW

REAL ESTATE AUCTION

PROPERTY DETAILS

- **Address:** 4141 N Andrews Avenue, Oakland Park, Florida 33309
- **Location:** Southwest Corner of N Andrews Avenue and NW 42nd Street
- **Directions:** From I-95 Exit #32 and go East on Commercial Boulevard to N Andrews Avenue. Turn right and proceed to address
- **Access:** N Andrews Avenue and NW 42nd Street
- **Building Size:** 11,549± Square Feet in 2 Stories
- **Typical Floor Size:** 5,774± Square Feet
- **Land Area:** 23,232± Square Feet / .53± Acres
- **Current Use:** Leased Retail
- **Construction:** Concrete Masonry Construction, Roll-Out Windows, Flat Concrete Built-Up Roof
- **Frontage:** 140± Feet along N Andrews Avenue and 166± Feet along NW 42nd Street
- **Zoning:** B-1 Community Business. See Zoning Section for Permitted Uses and Building Requirements
- **Taxes:** 2025 - \$37,144.40 / **Assessed** - \$1,457,320
- **Parcel Control No.:** 494222081730
- **Flood Zone:** Zone X / Panel No. 12011C0367J
- **Utilities:** Municipal Water and Sewer
- **Electric:** Florida Power and Light
- **HVAC:** Central System
- **Parking:** 100 Surface Parking Spaces (Total)
- **Suite Mix:** See Floor Plans in Data Room
- **Year Built:** 1976



800.331.6620
www.FisherAuction.com

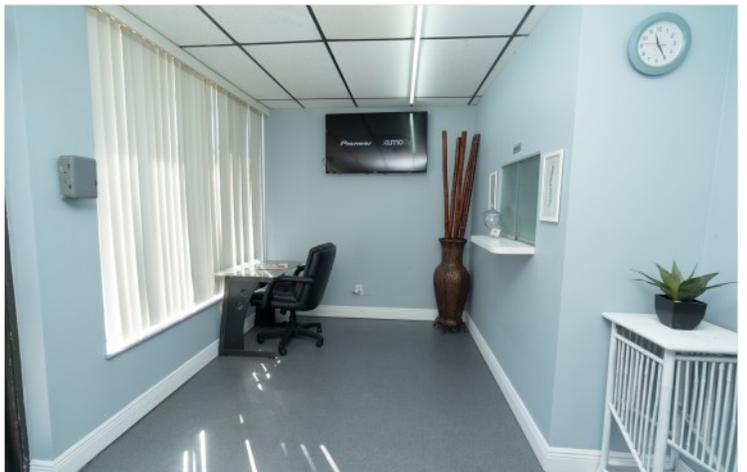
PROPERTY PHOTOGRAPHS



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PROPERTY PHOTOGRAPHS

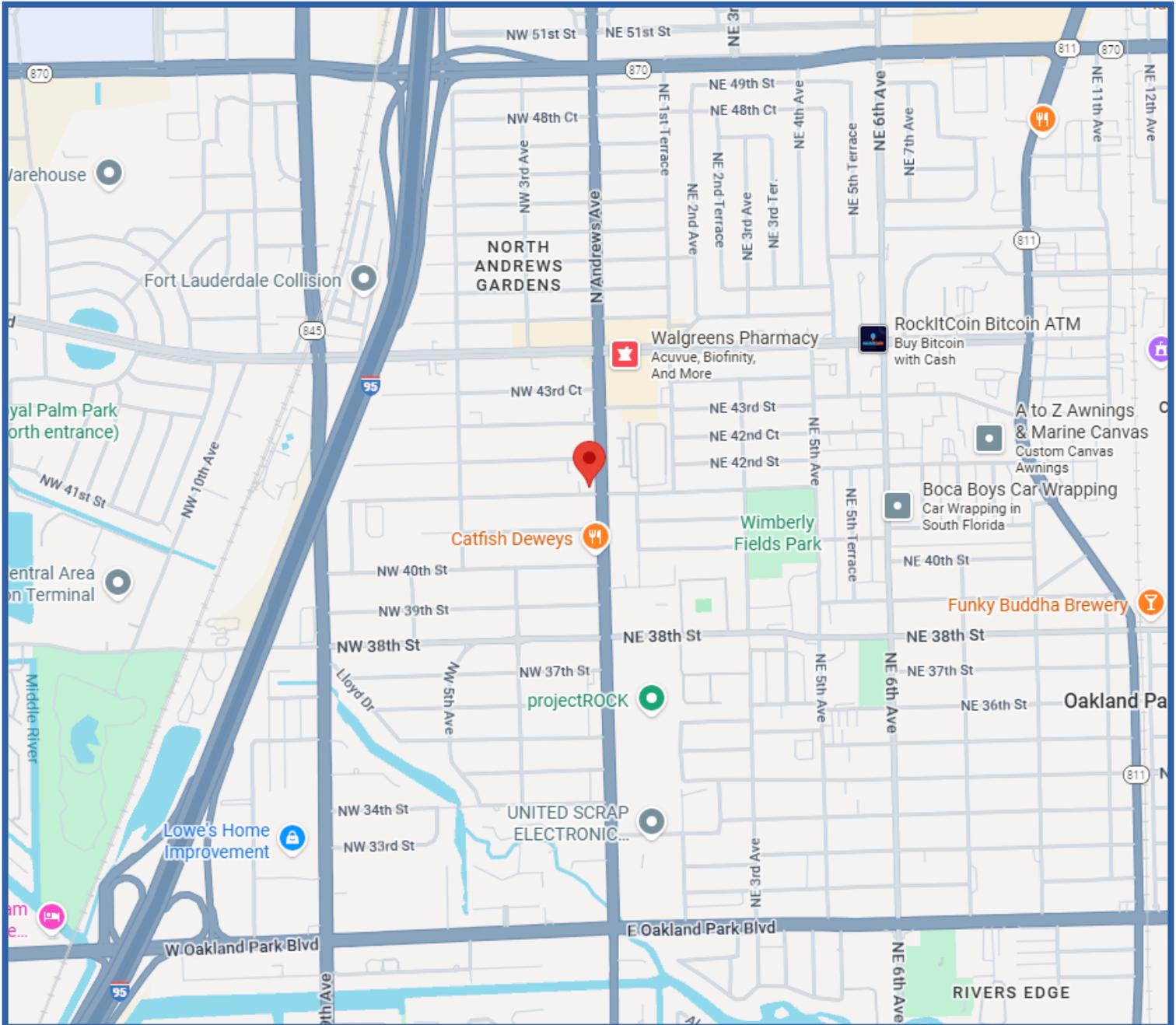


PROPERTY PHOTOGRAPHS



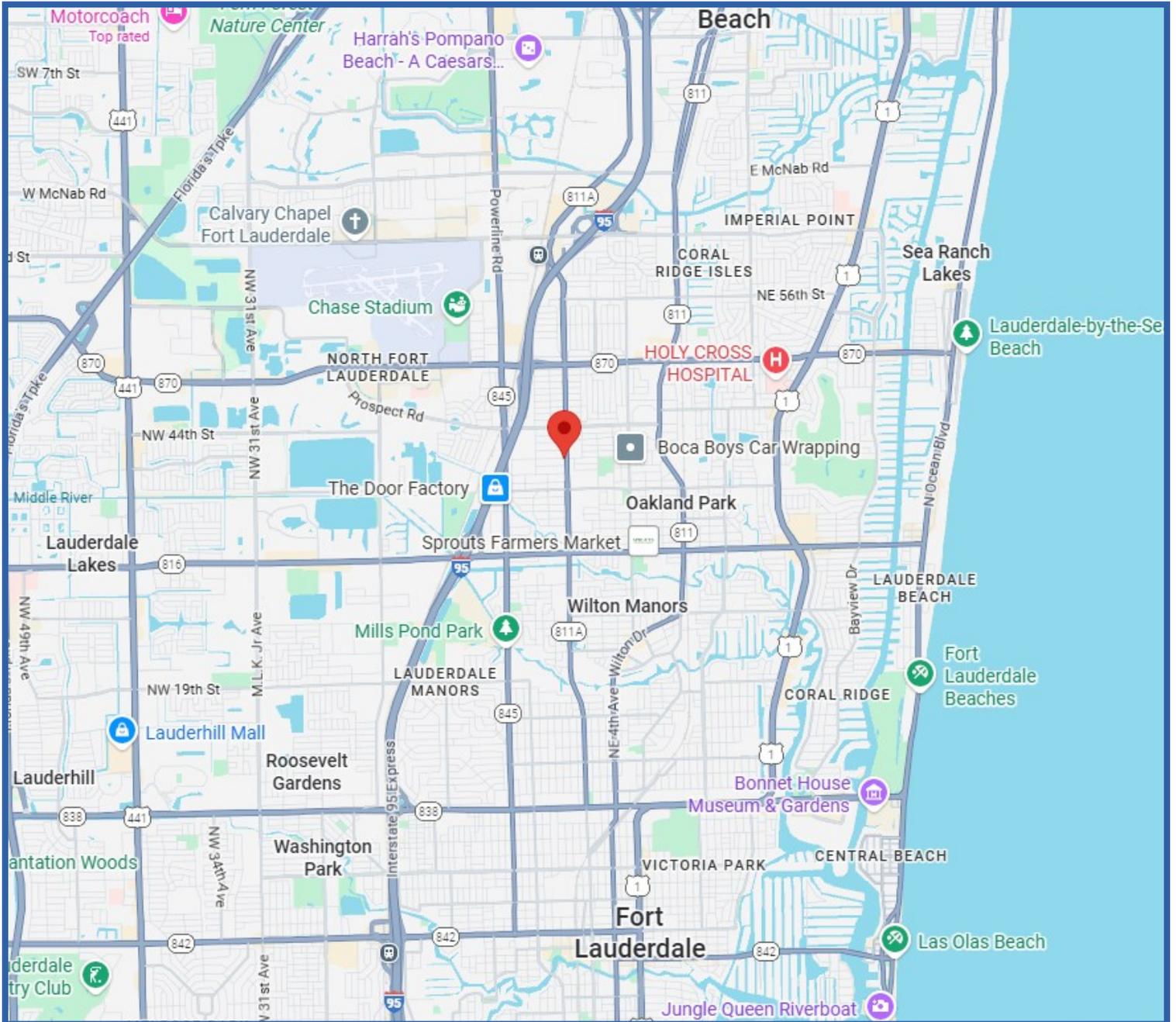
LOCATION MAP

REAL ESTATE
AUCTION



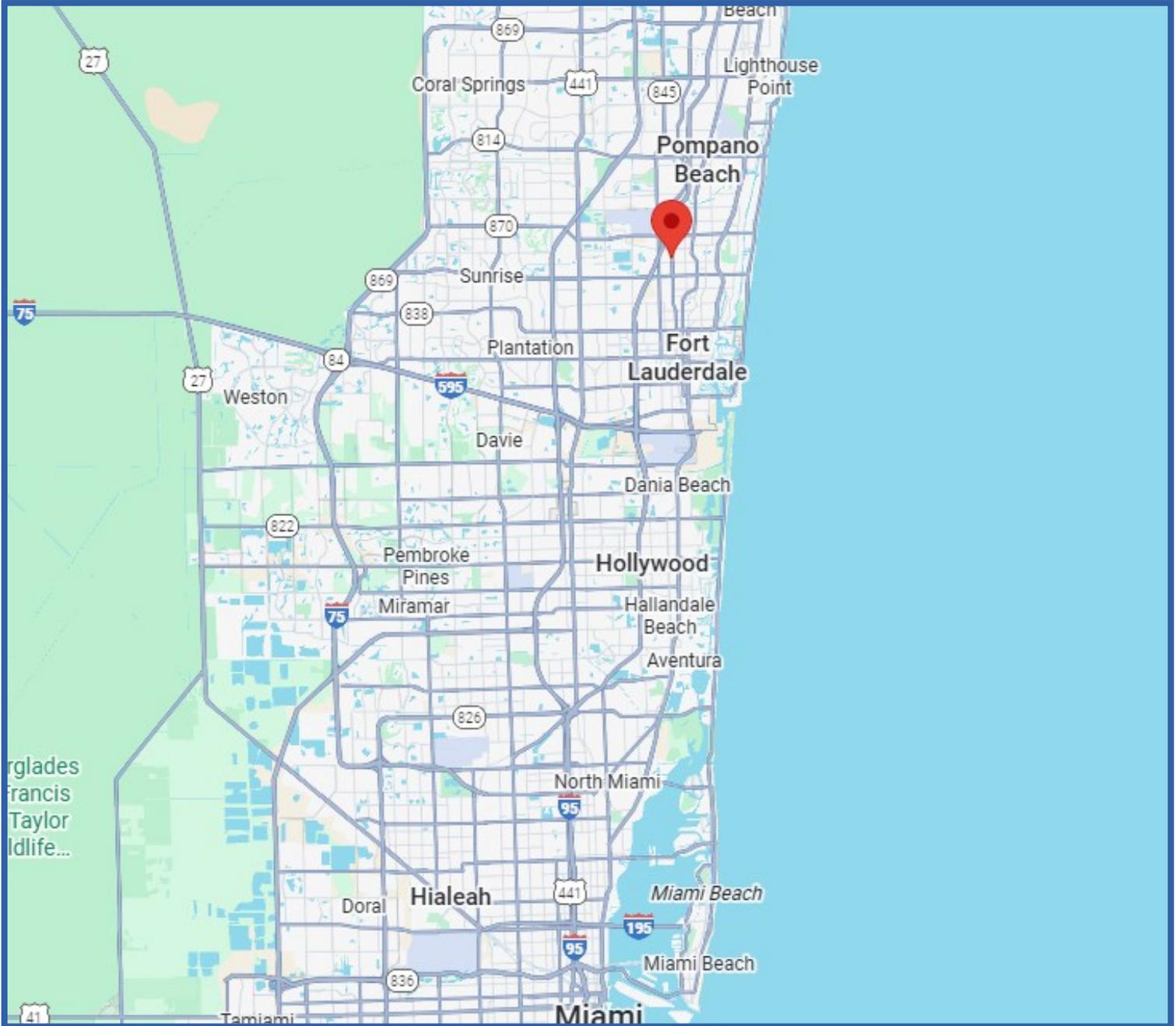
LOCATION MAP

REAL ESTATE
AUCTION



LOCATION MAP

REAL ESTATE
AUCTION



AUCTION SUMMARY

Live Zoom Auction Date / Time: Wednesday, February 25, 2026 @ 11 AM ET

Property Tours: Please Contact: Francis D. Santos at
Francis@fisherauction.com / 754.220.4116

Circuit Court, the 17th Judicial Circuit, Broward County, Complex Business Litigation Division, Assignment for the Benefit of Creditors of Monde Investments, LLC., Case No. CACE-25-017259-21

AUCTION METHOD

- The Final Bid Price for the Property shall be determined by competitive bidding at the Auction. The Property will be offered free and clear of all liens, claims and encumbrances to the Highest and Best Bidder with the highest bid being subject to the Court’s final approval and acceptance of price, plus the six percent (6%) Buyer’s Premium and is subject to the terms and conditions of the Governing Documents.
- The Final Bid Price will be subject to the approval of the Court via a Sale Hearing scheduled at such time as the Court may establish.

QUALIFYING BIDDER REQUIREMENTS

- Wire into the Palm Title Partners, LLC Escrow Account, via a Federal wire transfer in U.S. Funds (not an ACH Credit), a \$100,000 Initial Deposit to be received no later than 5:00 PM ET on Monday, February 23rd, 2026 (the “Bidder Deposit”). Contact Fisher Auction Company for wiring instructions via email info@fisherauction.com or call 954.942.0917.
- The Highest and Best Bidder will execute the non-contingent Purchase and Sale Agreement immediately following the Auction. An Additional Escrow Deposit totaling ten percent (10%) of the purchase price in U.S. Funds will also be due via a Federal wire transfer to the Palm Title Partners, LLC Escrow Account, within twenty-four (24) hours of the conclusion of the Auction.

BROKER PARTICIPATION

- 2% of the Final Bid Price
- Call 800.331.6620 or visit www.fisherauction.com for the Mandatory Real Estate Buyer Broker Participation Registration Form.

AREA OVERVIEW

REAL ESTATE AUCTION

Oakland Park, Florida, is a diverse Broward County city near Fort Lauderdale known for its vibrant community, developing downtown, local breweries like Funky Buddha Brewery, unique restaurants (e.g., Mai-Kai), arts scene, and parks like Jaco Pastorius Park, with major development projects underway for its 2029 centennial, offering residents a mix of suburban living with easy beach access and proximity to South Florida's big-city amenities.

- **Community & Development:** Undergoing significant revitalization with new parks, community centers, and housing, aiming for a dynamic future.
- **Dining & Entertainment:** Home to diverse restaurants, bars, and cultural spots, including the famous Mai-Kai Polynesian Show, Funky Buddha Brewery, and Tats & Tacos Beer Garden.
- **Arts & Culture:** Features the Oakland Park Art Walk (OPAW), Pride events, and unique local businesses.
- **Parks & Recreation:** Offers green spaces like Jaco Pastorius Park and hosts community events like fishing tournaments and festivals.
- **Location:** Situated north of Fort Lauderdale, providing convenient access to beaches and major roadways like I-95 and US-1

*INFORMATION OBTAINED FROM oaklandparkfl.gov; oaklandparkfl.org; datausa.io

DEMOGRAPHIC

	OAKLAND PARK, FL	FORT LAUDERDALE, FL	BROWARD COUNTY, FL
POPULATION	44,015	183,032	1.95M
MEDIAN HH INCOME	\$68,424	\$79,935	\$74,534
MEDIAN AGE	39.5	42.9	41.3
MEDIAN PROPERTY VALUE	\$352,600	\$455,600	\$380,400

*INFORMATION OBTAINED FROM DATAUSA.IO



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REAL ESTATE AUCTION**

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on 1.17± Acres**

Oakland Park, Florida



Real Estate Auction Consultant:

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AUCTION COMPANY