

SALE

3331 NE 32ND STREET

3331 NE 32ND STREET FORT LAUDERDALE, FL 33308



OFFERING SUMMARY

Sale Price: **\$950,000**

Building Size: 2,592 SF

Lot Size:

Price / SF: \$384

Renovated: 2022

Zoning: Retail

Market: East Fort Lauderdale

PROPERTY OVERVIEW

Introducing an exciting owner opportunity in the heart of East Fort Lauderdale! This 2,592 SF building, boasting full impact glass frontage, new roof and thoughtfully renovated in 2022. Zoned for Retail that presents a variety of retail uses plus restaurant-ready with new plumbing, grease trap and natural gas in place. The high-end buildout also includes a professional-grade audio/video system suitable for a turnkey production studio offering live streaming, performances, multimedia and video/podcasts. The versatile layout accommodates many uses. It is perfectly suited to tap into the area's excellent demographics. Don't miss the chance to leverage the thriving market and establish a presence in this prime location!

PROPERTY HIGHLIGHTS

- Full Impact Glass Frontage and New Roof
- Ideal for retail, restaurant, theatre, production studio, house of worship
- Variety Mix of Nearby Office & Retail Tenants
- Excellent Demographics

M J Ridenour
(954) 646-1775



COLDWELL BANKER
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REALTY

LIGHTING FIXTURE SCHEDULE		
MARK	SYMBOL	DESCRIPTION
(E)		(E) COMBINATION EXIT FIXTURE WITH EMERGENCY TWIN HEAD LIGHT, WHITE, POLYCARBONATE HOUSING, SEALED LEAD CALCIUM BATTERY.
(E)		(E) EMERGENCY EGRESS LIGHT W/ DC BATTERY PACK, BLACK, POLYCARBONATE HOUSING, SEALED LEAD CALCIUM BATTERY.

NOTES:

1. (E) DENOTES EXISTING FIXTURE (V.I.F.)
2. (N) DENOTES NEW FIXTURE
3. (R) DENOTES REMODEL FIXTURE (V.I.F.)

LIFE SAFETY NOTES

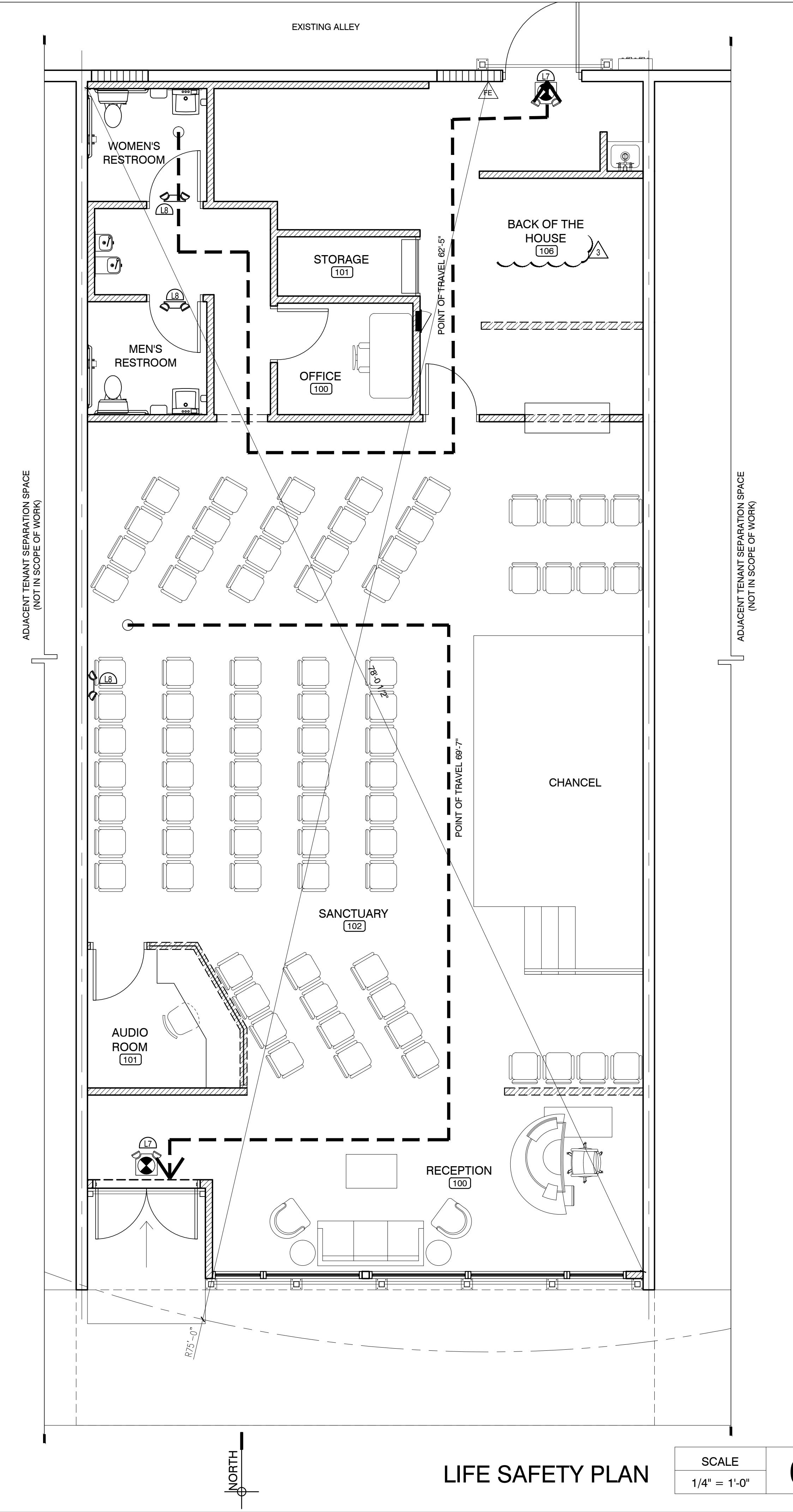
1. CONTRACTOR TO FIELD VERIFY THE PRESENCE OF A DUCT SMOKE DETECTOR & THAT IT IS IN COMPLIANCE WITH IMC 2003 SECTION 606 AND NFPA 90A.
2. REQUIRED "PRELIMINARY SMOKE / LIFE SAFETY SYSTEM TEST": G.C. TO COORDINATE EXECUTION WITH HVAC SUB , LIFE SAFETY MONITOR SUB - PRIOR TO CONTACTING AND SCHEDULING FINAL SMOKE TEST WITH THE CITY.
3. FIRE ALARM SYSTEM SHALL COMPLY WITH THE REQUIRED FIRE, LIFE SAFETY & LOCAL BUILDING CODES. G.C. SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
4. THE AUTOMATIC FIRE SPRINKLER SYSTEM SHALL COMPLY WITH THE REQUIRED FIRE, LIFE SAFETY & LOCAL BUILDING CODES. G.C. SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
5. ALL EXISTING FIRE PROTECTION AND FIRE ALARM SYSTEM ARE REQUIRED TO MEET ADOPTED CODES.
6. PROVIDE A KEY IN LOCK BOX FOR FIRE DEPARTMENT ACCESS, IF THERE IS AN EXISTING LOCK BOX ON THE PREMISES, A NEW KEY SHALL BE ON HAND AT THE TIME OF FINAL INSPECTION.
7. FIRE EXTINGUISHERS:
 - A. 'K' TYPE FIRE EXTINGUISHER SHALL BE PROVIDED: (1) IF AN EXHAUST HOOD IS INCLUDED WITHIN THIS SCOPE, THEN INSTALL BELOW THE EMERGENCY SHUT DOWN SWITCH FOR THE EXHAUST HOOD ANSUL SYSTEM.
 - B. PROVIDE (1) 5ABC FIRE EXTINGUISHER WITH WALL BRACKET FOR EACH 2,500 S.F. OR IF TRAVEL DISTANCE BETWEEN 2 EXIT DOORS IS EQUAL TO OR GREATER THAN 75'

NOTE:

K DENOTES 2.5 GA. CLASS K PORTABLE FIRE EXTINGUISHER

DENOTES PORTABLE FIRE EXTINGUISHER

DENOTES FIRE EXTINGUISHER W/ SEMI-RECESSED CABINET



REMODELING AT:
3331 NE 32nd STREET,
FORT LAUDERDALE, FL 33308

REVISIONS DATES:
 11/18/22 BD COMMENTS
 01/18/23 BD COMMENTS
 03/08/23 BD COMMENTS
 04/05/23 BD COMMENTS
 04/12/23 BD COMMENTS
 05/09/23 OWNER MODIF.
 07/31/23 BD INSPECTION
 08/17/23 OWNER MODIF.

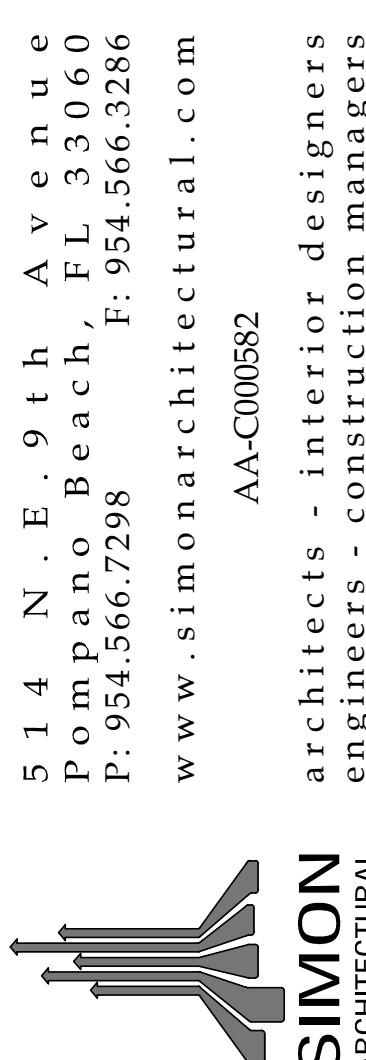
PROFESSIONAL SEAL

RICHARD HARRIS SIMON #AB001494
REGISTERED ARCHITECT STATE OF FLORIDA

ISSUE DATE: 09/02/2022
PROJECT #: 2131_UCF_100
DRAWN BY: JDM
CHECKED BY: RHS

LIFE
SAFETY
PLAN

LS-1.0



PROJECT

514 N. E. 9th Avenue
Pompano Beach, FL 33060
P: 954.566.7298
www.simonarchitectural.com

architects - interior designers
engineers - construction managers

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LOCATION DESCRIPTION

Street retail site one block north of Oakland Park Blvd immediately off of Ocean Blvd/Highway A1A and one block from the intercostal waterway.

SITE DESCRIPTION

Great retail or office location for business owner or investor. Nicely built out with a variety of other retailers on the street. Convenient to many retail shops, restaurants, banking and residential complexes.

EXTERIOR DESCRIPTION

Full impact glass frontage for retail exposure and natural light for interior.

INTERIOR DESCRIPTION

Mostly open floor plan with front back offices, 2 ADA bathrooms, storage and during the 2021-2022 renovations, three new HVAC units, roof, electric, plumbing, natural gas all added that would allow an easy food-related build out., video production or keep as a creative open office area.



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